

**TOWN OF MOUNTAIN VILLAGE
REGULAR DESIGN REVIEW BOARD MEETING
AGENDA
THURSDAY MARCH 3, 2022 10:00 AM
MOUNTAIN VILLAGE TOWN HALL
455 MOUNTAIN VILLAGE BLVD, MOUNTAIN VILLAGE, COLORADO**

	Time	Min.	Presenter	Type	
1.	10:00		Chair		Call to Order
2.	10:00	5	Quinn-Jacobs	Action	Reading and Approval of Summary of Motions of the February 3, 2022 Design Review Board Meeting.
3.	10:05	30	Quinn-Jacobs	Action/Recommendation	Interview Applicants for Design Review Board open seats with recommendation to Town Council. 4 open seats for two year terms, 3 incumbents reapplied, one alternate applied for a regular seat.
4.	10:35	45	Ward/Applicant	Quasi-Judicial	Consideration of a Design Review: Initial Architecture and Site Review for a new Single Family home on Lot 344R, 111 Rocky Rd., pursuant to CDC Section 17.4.11.
5.	11:20	45	Ward/Applicant	Quasi-Judicial	Consideration of a Design Review: Initial Architecture and Site Review for a new Single Family home on Lot 503, 115 Lone Fir Lane, pursuant to CDC Section 17.4.11
6.	12:05	30	Ward/Applicant	Quasi-Judicial	Consideration of a Design Review: Initial Architecture and Site Review (2) for a new Single Family home on Lot 613-C1, 101 Lawson Point, pursuant to CDC Section 17.4.11.
7.	12:35	30	Lunch	Lunch	
8.	1:05	30	Ward/Applicant	Quasi-Judicial	Consideration of a Design Review: Initial Architecture and Site Review (2) for a new Single Family home on Lot BR600-11R, 11 Trails Edge Lane, pursuant to CDC Section 17.4.11.
9.	1:35	30	Ward/Applicant	Quasi-Judicial	Consideration of a Design Review: Final Architecture Review for a new Single Family detached condominium on Lot 161-D1, unit 22, 4 La Salle Lane, pursuant to CDC Section 17.4.11.
10.	2:05	30	Haynes	Informational	Review of Village Core Design Presentation from 2018, Oz Architecture
11.	2:35		Chair		Adjourn

Please note that this Agenda is subject to change. (Times are approximate and subject to change)
455 Mountain Village Blvd., Suite A, Mountain Village, Colorado 81435
Phone: (970) 369-8242 Fax: (970) 728-4342

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting Town Hall at the above numbers or email: cd@mtnvillage.org. We would appreciate it if you would contact us at least 48 hours in advance of the scheduled event so arrangements can be made to locate requested auxiliary aid(s).

**DESIGN REVIEW BOARD MINUTES
TOWN OF MOUNTAIN VILLAGE
DESIGN REVIEW BOARD MEETING
THURSDAY FEBRUARY 3, 2022**

Call to Order

Chair Banks Brown called the meeting of the Design Review Board (DRB) of the Town of Mountain Village to order at 10:01 AM on FEBRUARY 3, 2022.

Attendance

The following Board members were present and acting:

Banks Brown
Adam Miller
Greer Garner
Ellen Kramer
Liz Caton
David Craige
Scott Bennett (1st alternate)
Shane Jordan (2nd alternate)

The following Board members were absent:

Cath Jett

Town Staff in attendance:

Michelle Haynes, Planning & Development Services Director
Amy Ward, Planner
Samuel Quinn-Jacobs, Planning Technician

Public Attendance:

Craig Spring
Mike Lynch

Item 2. Reading and Approval of the January 6, 2022 Regular Design Review Board Meeting Minutes.

Samuel Quinn-Jacobs: Presented as Staff

On a **MOTION** by **Kramer** and seconded by **Caton** the DRB voted **unanimously** to approve the minutes from the January 6, 2022 Meeting.

Item 3. Consideration of a Design Review: Final Architecture Review for a new Single Family Detached Condominium on Lot 165, Unit 8, 180 Cortina Drive, pursuant to CDC Section 17.4.11

Amy Ward: Presented as Staff
Ramiel Kenoun: Presented as Applicant

Public Comment: None

On a motion by **Kramer** and seconded by **Bennett** DRB voted (6-1, Kramer dissented due to materials) to approve the Final Architectural and Site Review for a new single-family detached condominium located at Lot 165, Unit 8, based on the evidence provided within the Staff Report of record dated December 6, 2021, with the following specific approvals:

DRB Specific Approval:

- 1) Materials – Cementous siding
- 2) GE Encroachments – Retaining wall, landscape grading and Fire Access Stairs
- 3) Architectural Lighting

And, with the following conditions:

- 1) Prior to building permit the applicant should provide a lighting specification for the house numerals and revise the detail to indicate that the numerals will have a reflective surface for staff review.
- 2) Prior to building permit the applicant should work with the Town Forester to review the existing fire mitigation plan and see if there is a path to keep any of the existing trees for screening purposes.
- 3) Prior to building permit the applicant should provide a supplemental parking plan to the Town for construction parking.
- 4) A revised monument detail should be provided to staff for approval prior to the C.O. of the first property to be completed on this shared access.
- 5) Prior to Certificate of Occupancy, the applicant shall amend the condo map to accurately reflect the current driveway easement benefitting Units 6, 7 and 8.
- 6) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
- 7) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the setbacks.
- 8) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.
- 9) Prior to the Building Division conducting the required framing inspection, a four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
 - a The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
 - b. Wood that is stained in the approved color(s);
 - c. Any approved metal exterior material;
 - d. Roofing material(s); and

e. Any other approved exterior materials

10) It is incumbent upon an owner to understand whether above grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their lot. Relocation of such above grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.

11) Prior to building permit the applicant will provide a revised lighting plan showing that the lighting on the garage has been put on a dimmer system that will capped the output at 80%.

Item 4. Consideration of a Design Review: Final Architecture Review for a new Single Family Detached Condominium on Lot 165, Unit 9, 190 Cortina Drive, pursuant to CDC Section 17.4.11

Amy Ward: Presented as Staff

Ramiel Kenoun: Presented as Applicant

Public Comment: None

On a motion by **Miller** and seconded by **Caton** voted (5-2, Kramer and Jordan dissented due to materials and grounding) to approve the Final Architectural Review for a new single-family detached condominium located at Lot 165, Unit 9, based on the evidence provided within the Staff Report of record dated January 25, 2022, with the following design variations and specific approvals:

Design Variation:

- 1) Road and Driveway Standards – Retaining wall over 4'

DRB Specific Approval:

- 1) Materials – metal fascia, faux wood fiber cement siding, metal soffit
- 2) GE encroachments - retaining wall, landscape grading
- 3) Architectural Lighting

And, with the following conditions:

- 1) Prior to building permit, the applicant shall provide a specification for soffit material for staff review.
- 2) Prior to building permit, the applicant shall provide a construction parking supplement for staff review.
- 3) Prior to building permit, the applicant shall provide proof that the driveway easement for the benefit of Unit 10 has been removed.
- 4) Prior to building permit the applicant will work with the Town Forrester to review the fire mitigation plan to determine if any existing trees between properties could be kept intact, otherwise the applicant will provide a revised landscape plan showing the addition of some deciduous trees between properties for screening.

- 6) Prior to Certificate of Occupancy the applicant shall record a condo map amendment that shows the revised access for Units 9 and 10.
- 7) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
- 8) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the Setback.
- 9) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.
- 10) Prior to the Building Division conducting the required framing inspection, a four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
 - a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
 - b. Wood that is stained in the approved color(s);
 - c. Any approved metal exterior material;
 - d. Roofing material(s); and
 - e. Any other approved exterior materials
- 11) It is incumbent upon an owner to understand whether above grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their lot. Relocation of such above grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.
- 12) Prior to building permit the applicant will provide a revised lighting plan showing that the lighting on the garage has been put on a dimmer system that will capped the output at 80%.

Item 5. Consideration of a Design Review: Final Architecture Review for a new Single Family Home on Lot 177, 113 Highlands Way, pursuant to CDC Section 17.4.11

Amy Ward: Presented as Staff

Dylan Combes on behalf of Steven Jallad: Presented as Applicant

Public Comment:

Mike Lynch

On a motion by **Caton** and seconded by **Garner** DRB voted (7-1, Craig dissented due to incomplete lighting submittal) to approve the Final Architectural Review for a new single-family home located at Lot 177, based on the evidence provided within the Staff Report of record dated January 26, 2022 with the following specific approvals:

DRB Specific Approval:

- 1) GE encroachment – gazebo
- 2) Landscaping – diversity of species

And, with the following conditions:

- 1) Prior to building permit the applicant shall provide a revised lighting plan for review by staff and one DRB member with photometric study.
- 2) Prior to building permit the applicant shall have the property inspected by a certified wetland specialist to determine that there aren't any wetland concerns on the property.
- 3) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
- 4) Prior to Certificate of Occupancy the applicant will enter into a revocable Encroachment Agreement with the Town for any approved encroachments in the general easement. This includes any encroachments that already exist on the property as well as any new encroachments.
- 5) Prior to the Building Division conducting the required framing inspection, a four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
 - a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
 - b. Wood that is stained in the approved color(s);
 - c. Any approved metal exterior material;
 - d. Roofing material(s); and
 - e. Any other approved exterior materials
- 6) It is incumbent upon an owner to understand whether above grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their lot. Relocation of such above grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.

Item 6. Consideration of a Design Review: Initial Architecture and Site Review for a new Single Family Home on Lot 600BR-11R, 22 Trails Edge Lane, pursuant to CDC Section 17.4.11

Amy Ward: Presented as Staff

Jack Wesson: Presented as Applicant

Public Comment: None

On a motion by **Craig** and seconded by **Kramer** DRB voted **unanimously** to continue the Initial Architectural and Site Review for a new single-family home located at Lot 600BR-11R to the March 3, 2022 Design Review Board Meeting

Item 8. Consideration of a Design Review: Initial Architecture and Site Review for a new Single Family Detached Condominium on Lot 161D1, Unit 22, 4 La Salle Lane, pursuant to CDC Section 17.4.11

Amy Ward: Presented as Staff

Steve Morton: Presented as Applicant

Public Comment: None

On a motion by **Craige** and seconded by **Kramer** DRB voted unanimously to approve the Initial Architectural and Site Review for a new single-family detached condominium located at Lot 161D-1 Unit 22, based on the evidence provided within the Staff Memo of record dated January 24, 2022, with the following specific approvals and DRB Specific Approvals:

Design Variations:

1. Landscaping – diversity of species

DRB Specific Approvals:

1. Metal Fascia
2. Landscaping in the GCE
3. Architectural Lighting (if approved)

And, with the following conditions:

- 1) Prior to submittal for Final Architectural Review, the applicant will revise the construction mitigation plan to include perimeter fencing.
- 2) Prior to submittal for a Final Architectural Review, the applicant shall provide design and location details for the address monument, to include lighting details.
- 3) Prior to Final Review the applicant should provide documentation regarding the parking reservation agreement with 161-CR.
- 4) Prior to issuance of a building permit the applicant must provide the town with an executed copy of the Addendum to Reservation and Escrow Agreement for parking.
- 5) Prior to the issuance of a building permit the applicant shall finalize the minor subdivision process altering the Unit 22 location on the condominium map, and record a new condo map with San Miguel County.
- 6) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
- 7) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.
- 8) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the common open-space.
- 9) Prior to the Building Division conducting the required framing inspection, a four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:

- a. The stone, setting pattern, and any grouting with the minimum size of four feet (4') by four feet (4');
- b. Wood that is stained in the approved color(s);
- c. Any approved metal exterior material;
- d. Roofing material(s); and
- e. Any other approved exterior materials

10) It is incumbent upon an owner to understand whether above grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their lot. Relocation of such above grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.

Item 9. Consideration of a Design Review: Final Architecture Review for a new Single Family Home on Lot 138, 100 Granite Ridge, pursuant to CDC Section 17.4.11

Amy Ward: Presented as Staff

Narcis Tudor: Presented as applicant

Public Comment: None

On a motion by **Garner** and seconded by **Kramer** DRB voted unanimously to approve the Final Architectural Review for a new single-family home located at Lot 138, based on the evidence provided within the Staff Report of record dated January 26, 2022, with the following design variations and DRB specific approvals:

Design Variations:

- 1) Landscaping – diversity of species

DRB Specific approvals:

- 1) Metal fascia

And, with the following conditions:

- 1) Prior to building permit the applicant will provide a revised lighting plan for staff and one DRB member to review.
- 2) Prior to a building permit the applicant will record the plat showing the vacation of the western GE with the County.
- 3) Prior to certificate of occupancy the applicant will enter into a Licensing Agreement with the Town for any approved encroachments in the right of way.
- 4) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.

5) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.

6) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.

7) Prior to the Building Division conducting the required framing inspection, a four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:

- a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
- b. Wood that is stained in the approved color(s);
- c. Any approved metal exterior material;
- d. Roofing material(s); and
- e. Any other approved exterior materials

8) It is incumbent upon an owner to understand whether above grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their lot.

Relocation of such above grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.

Item 10. Consideration of a Design Review: Initial Architecture and Site Review for a new Single Family Home on Lot AR613-C1, 101 Lawson Point, pursuant to CDC Section 17.4.11

Amy Ward: Presented as Staff

Kristine Perpar: Presented as applicant

Public Comment: None

On a motion by **Kramer** and seconded by **Garner** DRB voted **unanimously** to continue the Initial Architectural and Site Review for a new single-family home located at Lot AR 613-C1, to the March 3, 2022 Design Review Board Meeting.

Item 11. General Easement Overview

Michelle Haynes Presented as Staff

ADJOURN

MOTION to adjourn by unanimous consent, the Design Review Board voted to adjourn the February 3, 2022 meeting at 3:37pm.

Prepared and submitted by,

Samuel Quinn-Jacobs
Planning Technician



**AGENDA ITEM 3
PLANNING AND DEVELOPMENT SERVICES
DEPARTMENT**
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

TO: Mountain Village Design Review Board
FROM: Samuel Quinn-Jacobs, Planning Technician
FOR: Design Review Board Public Hearing; March 3, 2022
DATE: February 24, 2022
RE: Interview Applicants for Design Review Board Open Seats

Overview

The Design Review Board will interview and provide a recommendation to Town Council regarding Design Review Board open seats.

We have four open seats for two-year terms.

The expiring seat terms are those currently held by

- Banks Brown, who is termed out
- Cath Jett, reapplied
- Adam Miller, reapplied
- David Craige, reapplied

Of these four seats, three incumbents have reapplied to the Design Review Board. Brown did not submit to reapply as he has reached his term limit.

In addition to the three incumbent applications, one alternate has applied for a regular seat, Scott Bennett, and seven new applications have been submitted.

The seven new applications are listed as follows:

1. Charles Lynch
2. David Gallagher
3. Teri Steinburg
4. Jim Austin
5. Isabella James
6. Keith Brown
7. Neal Elinoff

ATTACHMENTS

Exhibit A: Recommended interview questions

Exhibit B: Letters of intent and supplementary application materials

Staff Recommendation:

Staff recommends the DRB recommend to Town Council to reappoint the applications from its incumbent members, appoint Bennett to a regular seat and choose a new applicant to serve as the second alternate.

Proposed Motion:

I move to make the recommendation to Town Council to reappoint Jett, Miller and Craige to regular seats, appoint Bennett to a regular seat, appoint Jordan to 1st alternate and appoint _____ to the 2nd alternate seat on the Design Review Board of the Town of Mountain Village.

Sample DRB Interview Questions

1. What interests you about serving on the DRB?
2. Are you familiar with the TMV DRB and the review process?
3. Do you have any experience serving on a similar board?
4. What qualities do you feel are important for a DRB member to possess?
5. What important qualities do you believe you will bring to the DRB?
6. Do you see yourself having potential conflicts of interest?
7. Are you able to commit the necessary time to the DRB?

To whom it may concern:

This is my letter of intent to continue serving on the Mountain Village Design Review Board. I have enjoyed serving on the board for the last couple of years and feel like I have learned a lot and contributed some. I am grateful for the opportunity to be involved in shaping the community in which I live in some small way and look forward to doing so in some capacity well into the future.

Regards,

Adam Miller

A handwritten signature in black ink, appearing to be 'Adam Miller', written in a cursive style.

From: [Michelle Haynes](#)
To: [Samuel Quinn-Jacobs](#)
Subject: FW: applying for a regular seat
Date: Friday, February 18, 2022 1:28:57 PM

See below

From: Scott Bennett <scott@telluride-home.com>
Sent: Friday, February 18, 2022 1:17 PM
To: Michelle Haynes <MHaynes@mtnvillage.org>; Shane Jordan <shanejds9@gmail.com>
Subject: applying for a regular seat

Michelle,

I am interested in running for a full member seat. Is this email sufficient as a letter of interest for the position? I would also encourage Shane to run as he has great experience. Then Council has options.

Thank You,

Scott Bennett
Broker Associate
Telluride Real Estate Brokers
(970) 728-6667 Office
(970) 729-1666 Cell
scott@telluride-home.com
www.telluriderealestatebrokers.com
Retired Chief, Telluride Volunteer Fire Department
2017 Community Realtor of the Year
2005 Community Realtor of the Year

Please note my new email address scott@telluride-home.com

From: Michelle Haynes <MHaynes@mtnvillage.org>
Sent: Friday, February 18, 2022 12:28 PM
To: Shane Jordan <shanejds9@gmail.com>; Scott Bennett <scott@telluride-home.com>
Subject: applying for a regular seat

I would encourage either or both of you to apply for Bank's regular seat. Thank you!

The deadline is today. I just need a letter of intent.

Michelle

Catherine Jett

319 Adams Ranch Rd #1002 Mountain Village, CO 81435 | 970.708.0830 | cathjett@gmail.com

February 5, 2022

Sam Quinn-Jacobs
Town of Mountain Village
squinn-jacobs@mntvillage.org

Dear Sam:

I am sending you this letter in response to the advertisement for Design Review Board members. I am uniquely qualified for this position for the various reasons:

- ▯ I am a resident of Mountain Village and have lived here full time since 2004
- ▯ I am a previous member of the Design Review Board and Town Council and helped to develop the Comprehensive Plan
- ▯ I am intimately familiar with several sections of the Community Development Code because I worked with staff to come up with fair and balanced processes and procedures. Specifically, the green building codes and forest health plans.
- ▯ I was a member of the Ten Mile Sub-basin planning commission in Summit County, CO while Intrawest was redeveloping Copper Mountain. This required a new master plan and PUD and was a multi-year process.
- ▯ Because of my previous planning commission and design review experience, other members of council would seek my opinion and layperson "expertise" on projects because I read and understood the code.

During my tenure on the Ten Mile commission, my mentor was an architect who took me under his wing and taught me about design aesthetics and architectural elements. He also taught me that the most important decisions that I would make would often personally affect me. He very strongly taught me that I could not make personal judgments on a project unless the code supported them. I have carried this advice with me during all my public service.

I have enjoyed serving on the Design Review Board in Mountain Village for the last few years and feel that I have a unique perspective on development because of my historical knowledge of the process and how it has evolved over the years.

Thank you for your consideration and I look forward to working with you.

Sincerely,

Catherine Jett

CATHERINE JETT

319 Adams Ranch Rd #1002
Mountain Village, CO 81435
970.708.0830
Cathjett@gmail.com

Objective

An appointment to the Mountain Village Design Review Board as a regular member

Relative Experience

Mountain Village Town Council

Council Member (10 years) | Mayor Pro tempore (1 year) 2006 - 2016

Committees:

- Town Hall Subarea Redevelopment Committee
- Comprehensive Plan Committee
- Colorado Communities for Climate Action (CC4CA)
- San Miguel Watershed Coalition
- Sneffels Energy Board
- Plaza Use Committee

Worked with staff to develop procedures and protocols specific to:

- Green building codes
- Forest Health
- Open Space and Recreation

Mountain Village Design Review Board

Regular Member | 2014 – 2016, 2019 - Current

Notable projects:

- Mountain Village Comprehensive Plan
- Rosewood PUD
- Mountain Village Hotel PUD
- Lot 161CR PUD



10 Mile Sub-basin Planning Commission

Summit County, CO |

Notable projects:

Copper Mountain / Intrawest Master Redevelopment Plan

Work Experience

CJ Sports Timing LLC

Owner of internationally recognized sports timing company. Daily responsibilities include

Accounts Payable/Receivable

Payroll

Project Management

Software Development

Volunteer Management

Event Management

Hardware troubleshooting

DAVID CRAIGE LIGHTING DESIGN
138 E. COLORADO AVE, TELLURIDE, COLORADO 81435

JANUARY 20, 2022

JANE MARINOFF
MOUNTAIN VILLAGE BUILDING DEPT.

RE: LETTER OF INTENT

DEAR JANE,

I WOULD LIKE TO BE CONSIDERED FOR ONE OF THE FIVE REGULAR DRB SEATS BEING VACATED.

I HAVE BEEN A CERTIFIED LIGHTING CONSULTANT WITH THE AMERICAN LIGHTING ASSOCIATION SINCE 2004 AND A DESIGN ASSOCIATE OF THE INTERNATIONAL ASSOCIATION OF LIGHTING DESIGNERS SINCE 2013. I SOLD PEAK TO CREEK ELECTRICAL IN 2008 AND HAVE BEEN INVOLVED WITH HUNDREDS OF RESIDENTIAL AND COMMERCIAL DESIGN BUILD PROJECTS IN TELLURIDE, ASPEN, VAIL AND PARK CITY OVER THE PAST 25 YEARS.

MY EXPERIENCE HAS INVOLVED DARK SKY REQUIREMENTS, ENERGY EFFICIENT LED TECHNOLOGY, DRB AND HARC APPROVALS WITH LOCAL GOVERNMENTS. I FEEL THAT MY KNOWLEDGE WOULD LEND ITSELF TO THE MOUNTAIN VILLAGE DESIGN REVIEW BOARD AND APPRECIATE YOUR CONSIDERATION.

I WELCOME THE BOARD TO REVIEW MY WEBSITE: www.davidcraigelightingdesign.com

LINKED IN PROFILE www.linkedin.com/in/david-newman-craige-3b152

RESPECTFULLY,

DAVID CRAIGE, CLC

ISABELLA JAMES

isbellajames97@gmail.com

720 633 4947

Experience and References

Architectural Designer, CANSANO Design, Telluride CO – 2021-Present

Contact: Ascenzo DiGiacomo 720 633 4948

Board Advisor, Institute of Classical Architecture and Art, Rocky Mountain

Recipient of the Certificate in Classical Architecture (ICAA)

Architectural Designer, RATIO | Humphries Poli Arch, Denver CO – 2017-2021

Contact: Dennis Humphries 303 607 0040

Architectural Intern, The Mulhern Group Ltd., Denver CO - 2014-2015

Contact: Andy Baldyga 303 297 3334

Education

University of Colorado Denver / Master's of Architecture

2019 - 2022 / Magna Cum Laude

University of Colorado Denver / Bachelor's of Science in Architecture

2015 - 2019 / Magna Cum Laude

Letter of Intent

To Whom it May Concern,

Lucky enough to be born in raised in the most wonderful community in the country, I am a Telluride woman through and through. I have witnessed the growth of this town through a unique perspective, one of architecture and design. After receiving my architectural education in Denver, I could not wait to come back to Telluride and Mountain Village to have a hand in the growth. The mountain vernacular is incredibly special to me and is worth preserving. Whether it be in a multi million dollar house on the hill, a new hotel in the village core, or a trash enclosure for the village market, I am committed to the very specific architectural language of Mountain Village.

I have experience working in a boutique firm on high end residential on the Ridge as well as in a corporate firm working on community buildings such as the Ridgeway library expansion and the Mancos K-12 schools renovation. My passion for architecture began very early in life when I would spend hours at the Wilkinson Public Library, it was here I realized the intense connection between architecture and our culture. It is our historic main street, ski shacks, and community buildings that truly give our home it's character. Mountain Village is one of the most unique towns in the country and that comes from the charm of the Chamonix-esque core. As the village grows and more houses go up on the ski area, it is our duty to preserve the architectural identity of our little mountain town. The design of Telluride and Mountain Village inspired me to pursue a degree in architecture. With this knowledge, experience and passion for our little slice of heaven here in the San Juans, I came back with the intention of preserving the historic architectural character while launching Mountain Village into a new era of growth and sustainability. I am deeply rooted in this community and my passion and knowledge of the mountain vernacular would make me the perfect candidate for the Mountain Village Design Review Board.

Thank you very much for your time and consideration,

Isabella James

Keith Brown

Apt 41A-(r), 117 Lost Creek Lane, Mountain Village, CO 81435
ph 970.417.9513 keithtelluride@gmail.com

February 18, 2022

Letter of Interest to Serve on the Design Review Board

I hope for the opportunity to serve the Town by participating on the Design Review Board (DRB). I have the needed interest, experience and time.

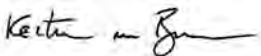
In 2006 my wife Tyco and I purchased a Mountain Village condominium that we now call home. We manage a property rental business for vacation rentals and long term rentals. We currently own or manage condominiums in Mountain Village, Telluride and a rental home we built in Norwood. I am also a licensed, independent Realtor.

I previously served on the DRB from 2015 to 2019. Afterwards I acted as owner-agent for several condominium rezones, including my own. Having experience on the DRB Board and as an applicant has been useful for understanding the process of building in Mountain Village.

I was a licensed residential-commercial contractor through 2021. Being a licensed contractor allowed me to make applications for projects I designed and or project managed. I ended the contractor services in 2022 as my scheduled projects are complete.

Past employment included managing offices and apparel manufacturing facilities for the Kellwood Corporation. I have an MBA from the Florence Institute of Technology and I studied Industrial Design at the Rhode Island School of Design.

Thank you for considering my interest to serve on the Design Review Board.



Most Sincerely, Keith Brown
(970) 417-9513 keithtelluride@gmail.com
TMVRentals.com

From: [Kathrine Warren](#)
To: [neal elinoff](#); [Samuel Quinn-Jacobs](#)
Subject: Re: design and review board for MV
Date: Tuesday, February 15, 2022 5:20:49 PM

Hi Neal,

I am looping in Sam Quinn-Jacobs who is overseeing DRB applications.

Thank you!

Kathrine Warren
Public Information Officer
Town of Mountain Village
455 Mountain Village Blvd. Suite A
O :: 970.369.6415
M :: 970.708.7285
[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#) | [Email Signup](#) | [Submit event](#) |

Si Usted necesita comunicarse conmigo y necesita servicio de traducción al español, simplemente háganoslo saber y podemos proporcionar tal servicio.

From: neal elinoff <nealelinoff@gmail.com>
Date: Tuesday, February 15, 2022 at 5:18 PM
To: Kathrine Warren <KWarren@mtnvillage.org>
Subject: design and review board for MV

Please throw my name into the hat.

I've lived in Telluride as a year round, full time resident since 1995. I own the Elinoff Gallery on Main Street and the Alpinist & the Goat.

We own a couple of rental properties in MV and we live at Crystal which is behind See Forever Village.

I'm a licensed contractor in MV having just completed a major excavation and addition to my MV home.

I'm 66 years old and married to Karla for 17 years. I have four children from my first marriage, two are lawyers, one is an internet professional and one is a NY Fashion designer. My wife, Karla and I brought 4 of her half-brother's children from Honduras who were taken by the state and we raised them here. Karlita is the Neil Armstrong Merit Scholar currently a Junior at CSU, and the two youngest ones are finishing their education in Aurora High School on the front range.

I am a private pilot and do volunteer flying for Angel Flights West, flying patients through the region to and from the hospitals in Denver, children and adults who cannot tolerate extended driving.

I'm vested in the community. I have no other residences and live here year round, full time since 1995 jockeying between properties but finally moving to our forever home at Crystal after it's recent renovation and expansion.

I'm an art dealer by trade, artist by desire, and lay architecture scholar for most of my life having personally known Michael Graves, Renzo Piano, IM Pei, (I was on the architectural committee for the University of Chicago Graduate School of Business) I've studied the works of Le Corbusier, Frank Gehry, Frank Lloyd Wright, Philip Johnson and many others, and I know many of our local architects and designers and I want to see MV as the quintessential place for people who want the best homes ever!. plus I want to do more volunteering now that I'm winding down much of my hands-on work on Main St.

I have a BS degree in statistics and BS in genetics from CU in 1973, I taught Epidemiology at St. George's University School of Medicine from 1973-1975 and was also a student there before moving back to the states and starting a chain of ice cream stores (Neal's Ice Cream in Houston) and cookie stores (Neal's Cookies, HQ in Houston with 122 stores) before selling out years ago. At the time I had a bakery products manufacturing company that produced cookie doughs, muffin mixes and brown batters as well as making our own fine chocolate which we used in our own cookies, etc. of 7.5 tonnes/week before moving to Chicago where I invented a coffee roaster, wrote a book on coffee roasting and started a chain of coffee shops (Brewsters). I founded the first weed store in Telluride in 2008 (Legally Supplied Marijuana for Telluride - LSMFT) and gave it to an employee to continue. He was a moron and couldn't keep it open so that was my foray into Marijuana.

I'm interested in contributing to the local community more than just being a local business owner, so please add me to your selection committee.

Neal Elinoff *president*

Elinoff & Co. Gallerists and Jewelers

204 West Colorado Ave.

PO Box 2846

Telluride, CO 81435

work: 970-728-5566; fax: 970-728-5950; cell: 970-708-0679

Design Review Board Letter of Intent

To whom it may concern,

My name is Charles Lynch.

I'm interested in serving on the Mountain Village Design and Review Board.

I have lived and worked in Telluride since August of 1997. I was married here and both of my kids went to Mountain Munchkins, Telluride Preschool and Telluride Elementary. I owned Unit 13 @ Fairway Four and lived there between 1999 and 2004. Moved to Norwood and lived there until 2009. I divorced in 2010 and have lived @ VCA since October 2010.

My first job in Telluride was as a carpenter with B.O.N.E. Construction. I worked on the Smugglers Restaurant Project.

My first project as a general contractor in Telluride was converting the old karate studio across the street from the library into office space for Scott Ericson and Joshua Fairbanks in 1999.

As a carpenter, I also worked with Dallas Divide Construction, DeLuca Construction and Shavano.

I started managing projects as a superintendent with Hoins Construction in 2002. I also have worked as a superintendent with CCS Construction and am currently working for Koenig Construction as a superintendent. All along the way I have taken on many projects, commercial and residential, as a general contractor. Some clients easy to work with, some difficult. All the projects had their own unique challenges.

The majority of my commercial project experience has been in Mountain Village: Granita Building (Office remodel for Dr. J. Bronson), Hotel Madeline (misc. scope), Starbucks.

I have participated in the construction of numerous new homes and renovations in Mountain Village throughout the years and have always maintained a good relationship with the building department, clients and residents.

I feel my project history, love for living in Mountain Village and desire to facilitate the building process makes me an ideal candidate for the Design and Review Board.

I would be happy to help in any way.

Sincerely,
Charles Lynch



CHARLES LYNCH CLC SERVICES LLC

General contractor/ Superintendent
Licensed and Insured
29 years of experience.

MISSION

To provide timely management and exceptional craftsmanship.

BACKGROUND

Grew up in Springfield, IL.
Attended University of Colorado.
Started career in Seattle, WA.
Telluride resident since 1997.
Fairway Four resident 1999 – 2004.
VCA resident 10/2010 - Present
Father of two.
Non-drinker/smoker.
Avid outdoorsman & golfer.
Strong self-performer.

VITALS

415 Mountain Village Blvd., Unit 1149
Telluride, CO 81435

T (970) 708-1432

E lynchc71@yahoo.com

RECENT PROJECT HISTORY

Superintendent / Koenig Construction

04/2020 - Present

Philipps Project / 424 W. Dakota, Telluride.

New construction. 2200SF custom home.

General Contractor / CLC Services LLC

03/2019 – 03/2020

Boyd Project. (Phase 2) / 767 HWY 145, Telluride.

Garage renovation. Majority of work performed by self.

07/2017 – 08/2018

Boyd Project. (Phase 1)

Kitchen and (3) Bath renovation. Majority of work performed by self.

Carpenter / Koenig Construction

09/2018 – 02/2019

Rosenthal Project / 792 Smuggler

JOB EXPERIENCE

Rapport with clients. Reading construction documents. Permitting.
Creating CMP plans & completion schedules. Resolving design
conflicts. Material take-offs. Hiring & directing sub-contractors. Safety
monitoring. Generating shop drawings.

SKILLS

Computer & Smart Phone. (Microsoft Office user).

Journeyman carpenter.

Jack of all trades.

EDUCATION & CERTIFICATION

University of Colorado, B.A. Biology

Licensed National Standard Building Contractor (B)

Procore Software (Superintendent Level)

Building Science Organization Member

NOTABLE

Strong sub-contractor relationships.

Handled superintendent & lead carpenter duties on multiple projects.

Largest project supervised was 11,000SF Luxury Triplex in Telluride.

Commercial construction experience. (Starbucks)

Soil Stabilization. (Supervised Hilfiker Wall construction)

Per OSHA > No injuries on my watch.

Detailed work history and **references available upon request.**

From: [David Gallagher](#)
To: [Samuel Quinn-Jacobs](#)
Cc: [Brad Crouch](#); [Michelle Haynes](#)
Subject: Bio and letter of intent
Date: Thursday, February 10, 2022 9:56:12 AM

Hello,

I would like to join the design review board, this note is my letter of intent.

Brad - can you please send my bio to the people attached?

Thank you,

David Gallagher

David A. Gallagher | CEO | [Dominion Payroll Services](#) |
P 804.355.3430 | F 804.355.3432
3200 Rockbridge Street, RVA 23230
[dominionpayroll.com](#) | [Facebook](#) | [Twitter](#) | [LinkedIn](#) | [Blog](#) | [Secure File Transfer](#)

David Gallagher | CEO | Dominion Payroll
3200 Rockbridge Street, Suite 300 | Richmond, VA 23230 | 804-355-3430 | 804-355-3432
(fax)
[dominionpayroll.com](#) | [Facebook](#) | [Twitter](#) | [LinkedIn](#) | [Blog](#) | [Secure File Transfer](#)



Speaker. Father. Entrepreneur. Advocate. Innovator.

Speaker. Father. Entrepreneur. Advocate. Innovator. These are just some of the words that describe David Gallagher, CEO of Dominion Payroll and co-founder of the Cameron K. Gallagher Foundation.

David's story started in Richmond, Virginia, where he attended Benedictine High School before going on to earn an accounting degree from Virginia Commonwealth University. He married his high school sweetheart, Grace, and embarked on a dynamic career path that started with Coopers & Lybrand, then led to managing the West Coast and Asia-Pacific markets for ADP from Australia before returning to his roots in Richmond.

In 2002, David started Dominion Payroll with a classic (and decidedly American) entrepreneurial beginning: a few thousand dollars, a computer and a printer in a borrowed garage. Since then, Dominion Payroll has grown and changed dramatically, being named as one of Inc. magazine's 5,000 fastest-growing companies in the United States for twelve consecutive years. Headquartered in Richmond with offices in Nashville, Tampa, Dallas, Louisville, and Charlotte, Dominion Payroll recently won Chamber RVA's Impact Award for its outsized contributions to the community and has twice won the HYPE Young Professional Workplace Award.

David and his wife, Grace, have five children, and together they founded the Cameron K. Gallagher Foundation in 2014 to honor their oldest daughter, who passed away suddenly after completing the Shamrock Half Marathon in March of that year. Cameron, who was 16 years old at the time wanted to raise awareness of teenage anxiety and depression by starting a 5k race in Richmond before she passed.

The Speak Up 5k race series was born out of a desire to see Cameron's dream become reality and, through those events and other programs, the CKG Foundation has raised awareness and funding to help teens struggling with depression and anxiety in unprecedented ways throughout the country. David and Grace were honored with the 2015 Carol S. Fox Making Kids Count Award in recognition of the foundation's efforts.



David Gallagher

Founder and CEO, Dominion Payroll

President, Tang & Biscuit

Chairman, Cameron K. Gallagher Foundation

David generously donates his time and visionary leadership through service as a board member for several organizations in the Richmond community, including Collegiate School, Richmond CenterStage and ChamberRVA. He was named a finalist in 2015 for the Richmond Times-Dispatch "Person of the Year" Award and, in 2016, received the Edward H. Peeples Jr. Award for Social Justice, an award given to a VCU alumnus for leadership in humanitarian contributions in combating inequality and social injustice.

In 2018 David opened Tang & Biscuit, the largest indoor shuffleboard facility in the world. Tang & Biscuit offers an alternative to regular bars, where people of all ages are encouraged to engage, be social and enjoy a shared experience.

David continues to lead his business ventures and non-profit foundations to new heights in 2022.

Letter of Intent to Join the Mountain Village Design Review Board, 2022

Jim Austin, 125 Adams Way, Mountain Village

I hope to be considered for one of the upcoming four vacant Design Review Board (DRB) seats for the following reasons:

- Long-time visitor/new resident: I first came to Telluride in the mid-1980's, spending most winter holidays with my wife's family in their Ski Ranches' home (Dr. and Mrs. George Conger). My wife and I are now enjoying our recently constructed new home for our family in Mountain Village (125 Adams Way)—designed by my wife, a licensed architect and professor of architecture at the Illinois Institute of Technology (IIT).
- Planning/Education/Corporate Background: I obtained a joint Masters in Public Affairs (MPA) and a Masters in Urban and Regional Planning (MURP) from Princeton. Today, I am an Adjunct Assistant Professor, Brown University, School of Professional Studies, where I teach Leadership & Marketing. I am also a Consultant/Lecturer at the Aresty Institute of Executive Education, Wharton (University of Pennsylvania), where I lead seminars on strategic planning, decision-making and execution. Prior to that, I was VP Strategic Development at Baxter Healthcare, a large pharmaceutical and medical device company, focusing on new, global growth opportunities, constantly balancing past initiatives against new, transformative investments.
- Love of the Outdoors: As the Town of MV Home Rule Charter (HRC) Preamble states, "...our Charter should provide measures which safeguard our citizens' life-style, protect the beauty of our natural

surroundings, and encourage the recreational nature of our town.”¹

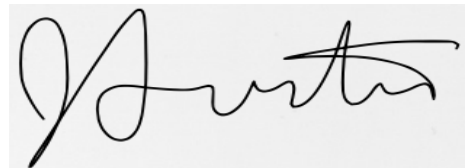
While I am an ardent skier, tennis player, golfer and hiker, I am also aware of the challenges in meeting the HRC’s goals...not just today, but in the years to come. More fundamentally, how should the Town balance the desires of current residents with those of new entrants, visitors, and the natural environment?

- Past Volunteer Efforts: I was Chairman of the Strategic Leadership Forum, a board member of the National Kidney Foundation of Illinois, a member of the Board of Directors for the University Club of Chicago, treasurer of LaSalle Language Academy, and a member of the Admissions Committee for the Latin School of Chicago. In all these efforts, I tried to listen first, discuss second, for it is only in bringing out different perspectives are the best decisions made.

In summary, I would welcome the opportunities and challenges to participate with other DRB members in maintaining and evolving the aesthetic bounty of this wonderful place. For more detail on my background, please visit my website:

www.jh-austin.com

Thank you for your consideration.

A handwritten signature in black ink, appearing to read "Austin", is centered on a light gray rectangular background.

¹ Amended 6/28/05



JIM AUSTIN

President, JH Austin Associates, Inc.

Jim Austin, a former senior executive at Baxter Healthcare, combines business strategy and organizational development theory with extensive industry experience. As a Consultant at the Aresty Institute of Executive Education at the Wharton School, Jim tailors senior-level seminars for a number of leading entities including CUES, SIFMA, Boston Scientific, Coca-Cola, Lincoln Financial, GE, GlaxoSmithKline, and China Minsheng Banking Company.

Jim is an Adjunct Assistant Professor at Brown University where he teaches Leadership & Marketing in the School of Professional Services.

In his consulting work, Jim developed scenarios of the future for the League of Southeastern Credit Unions; a new vision/priorities at RAND Health; and strategic priorities for the Board of Unity Medical Center, ND.

Jim has written two books (*Transformative Planning*; and *Leading Strategic Change*).

Jim holds a BA in Economics and Politics from Yale University. He was a Special Student at the Massachusetts Institute of Technology in the Urban Studies Department and received a joint Master of Public Affairs (MPA) and Master of Urban and Regional Planning (MURP) from Princeton University.

Fun fact about Jim: Between college and graduate school, Jim spent four years as an economist/planning officer in the Ministry of Finance, Botswana (southern Africa).

CURRICULUM VITAE

James H. Austin, Jr.

PERSONAL INFORMATION

Address: 125 Adams Way, Mountain Village, CO 81435
Phone: 312-388-2750 (cell)
Fax: NA
E-mail: james_austin@brown.edu

EDUCATION

1975 BA, Economics, Yale
1982 MPA, Woodrow Wilson School, Princeton University (full scholarship)
MURP, Woodrow Wilson School, Princeton University

ACADEMIC APPOINTMENTS

1998 – 2016 Business Management Professor, Introduction to Healthcare Management;
Strategic Management; Lake Forest Graduate School of Management
2004 – 2005 Adjunct Faculty, Healthcare Communication Strategies; Healthcare Informatics;
Stuart Graduate School of Business, Illinois Institute of Technology
2013 – 2016 Adjunct Faculty, Healthcare Ethics; Department of Health Systems Management,
College of Health Sciences, Rush University
2014 - Present Adjunct Assistant Professor, Leadership & Marketing, Master's of Healthcare
Leadership, Brown University

OTHER APPOINTMENTS/EMPLOYMENT

1976-1980 Economist/Planning Officer, Ministry of Finance, Botswana
1982-1986 Consultant, Arthur D. Little, Inc.
1986-1988 Assistant to the President, ANCHOR HMO, Rush Medical Center
1988-2000 Vice-President Strategy Development, Renal Division, Baxter Healthcare
2001-2003 CEO, MV Health, MonacoViola

- 2003-2005 Practice Leader, Organizational Development, St. Aubin, Haggerty & Associates
Senior Principal, Decision Strategies International, Inc.
- 2005-2016 Senior Principal, Decision Strategies International, Inc.
- 2006 – Present Consultant/Lecturer, Aresty Institute of Execution Education, Wharton
- 2014 – Present Faculty, Executive Programs, American College of Healthcare Executives (ACHE)
- 2016- Present President, JH Austin Associates, Inc.

HONORS AND AWARDS

- 2010 – 2010 “Most Distinguished Corporate Education Faculty Member”, Lake Forest Graduate School of Management
- 2015 - 2015 “Contribution to Learning Excellence”, Lake Forest Corporate Education

MEMBERSHIP IN SOCIETIES

- 1997 – 1998 International Strategic Leadership Forum, Chairman
- 2000 – 2003 National Kidney Foundation of Illinois, Member Board of Directors

NATIONAL OR INTERNATIONAL SERVICE

Editorial Responsibilities

- 1973-74 Editorial Editor, Yale Daily News
- 1994 - 2000 Editorial Board, *Strategic Direction*, MCB Business Strategy Publications, UK

SERVICE TO OTHER INSTITUTIONS

- 1990 – 1993 University Club of Chicago, Member Board of Directors
- 1997 – 1998 Catholic Health Partners, Member Strategic Planning Council
- 1997 – 1998 Latin School of Chicago, Member Admissions Committee

2000 – 2002 LaSalle Language Academy, Chair Finance Committee

BOOKS AND BOOK CHAPTERS

1. **J. Austin**, Botswana Drought Contingency Plan, Government of Botswana Printing Office, 1979
2. **J. Austin**, The Business of BioMedicine (Chapter 5); Paul J.H. and Joyce A Schoemaker, Chips, Clones and Living Beyond 100, FT Press, 9/09
3. **J. Austin**, J. Bentkover, L. Chait, Leading Strategic Change in an Era of Healthcare Transformation, Springer International Publishing, Switzerland, 2016
4. **J. Austin**, Transformative Planning: How Your Healthcare Organization Can Strategize for an Uncertain Future, Health Administration Press, 2018

OTHER NON-PEER REVIEWED PUBLICATIONS

1. **J. Austin**, “The Botswana Economy and the Problem of Vulnerability”, Swedish Embassy Development Cooperation Office Quarterly, January 1981
2. **J. Austin**, “South Africa’s Vulnerable Neighbor”, *Christian Science Monitor*, Op-Ed, June 10, 1981
3. **J. Austin**, “Trade Marts for Computer/Information Markets”, *Urban Land*, ULI, August 1984
4. **J. Austin**, “Project Management Models”, *Management Notes*, Arthur D. Little Management Education Institute, Inc., Vol. 2, 1985
5. **J. Austin**, “Profile of the ANCHOR Organization for Health Maintenance”, *Journal of Medical Practice Management*, May 1987
6. **J. Austin**, “Four Key Questions in Negotiations”, *Group Practice Journal*, American Group Practice Association, 1988.
7. **J. Austin**, “Leveraging the Internet for Better Patient Education”, *Dialysis & Transplantation*, Wiley Periodicals, Inc., June 2000
8. **J. Austin**, “The Future of BioSciences: Four Scenarios for 2020 and Beyond...”, *DSI Quarterly*, Summer 2005
9. **J. Austin**, “Case Study: Helping a Major Hospital Develop a New Vision”, *DSI Quarterly*, Fall 2005
10. **J. Austin**, M. Mavaddat, “The Future of BioSciences: Implications for the Bio-Pharmaceutical Industry”, *DSI Quarterly*, Spring 2006
11. **J. Austin**, M. Mavaddat, “The BioScience Industry and Technological Convergence”, *DSI Quarterly*, Summer 2006
12. **J. Austin**, P. Schoemaker, “Future Scenarios for Implantable Medical Devices”, *DSI Quarterly*, Summer 2007
13. **J. Austin**, T. Fadem, P. Schoemaker, “A Look into the Future of the U.S. Medical Device Market”, *Medical Device & Diagnostic Industry*, January 2009
14. **J. Austin**, “The Need for New Business Models: Big Pharma”, *DSI Quarterly*, Winter 2009
15. **J. Austin**, “2016: Possible Production Scenarios for the US Dairy Industry”, *Progressive Dairyman*, May 2008 (one of top-10 articles for the year)

INVITED PRESENTATIONS

National

1. "Leading Strategic Change", ACHE Executive Conference, Chicago, Dec. 2021
2. "Decision-Traps: Becoming a Better Strategic Decision-Maker", Cerner Healthcare Conference (virtual), October 12, 2021
3. "Leadership Development: Strategic Execution", Highmark Health, June 2021
4. "Leading Strategic Change", 6-Part ACHE Executive Program (virtual), October-November 2020
5. "Leading Strategic Change," Mid-America Healthcare Executives Forum, October 2020
6. "CEO Roundtable", CUES, Jan-November 2020
7. "Leading Strategic Change", ACHE/Iowa Hospital Association, December 2019
8. "Critical Thinking", Somo/Wharton, October 2019
9. "Strategic Agility: Embracing Future Uncertainty", 2019 Healthcare Forum Leadership Summit, American Hospital Association, July 25, 2019
(<https://web.cvent.com/event/553b8ae2-ec4c-4cef-bd7f-7f9b5bdf10f9/websitePage:de5400e0-9ebd-47d6-93ae-ad5c7e59944b>)
10. "Strategic Planning", American College of Healthcare Executives (ACHE) Senior Executive Program, June 11, 2018
11. "Leading Strategic Change", pre-Congress Seminar, ACHE 2018 Annual Congress, March 24-25, 2018
12. "Leading Strategic Change in an Era of Uncertainty", Cerner Healthcare Conference, October 10, 2017
13. "Leading Transformational Change", American College of Healthcare Executives 2017 Conference, Chicago, March 2017
14. "Leading Strategic Change", American College of Healthcare Executives, Kiawah Island, April 2016
15. "Driving Change in Primary Care", American College of Healthcare Executives 2015 Conference, Chicago, March 2015
16. "Introduction to Strategic Thinking and Wharton Executive Education", American Association of Pediatric Dentists, Board of Directors, San Diego, January 2015
17. "Business Ethics: What to Do", PCMA 2015 Convening Leaders Conference, Chicago, January 2015
18. "Strategy Under Uncertainty", The Association for Convenience and Fuel Retailing (NACS) Conference, Las Vegas, October 2014
19. "Decision-Making Under Uncertainty", BBA Aviation, CEO/Executive Team, September 2014
20. "New Growth Strategies", AIBTM Orlando Conference, June 2014
21. "Value Innovation: Finding New Growth Opportunities", AIME CEO Conference, Australia, February 2014
22. "Scenario Planning: A Tool for Times of Uncertainty", Professional Convention Management Association (PCMA) 2014 Convening Leaders, January 2014

23. “Value Innovation and New Growth Opportunities”, Redstone Financial Credit Union, Board of Directors, Florida, November 2013
24. “Scenarios of the Future of the Beef Industry”, American Association of Bovine Producers Conference, Milwaukee, WI, September 2013
25. Strategic Plan Development, Volunteers of America, IL Chapter Board of Directors, January-May 2013
26. “Dealing with Uncertainty and Strategic Prioritization”, Redstone Financial Credit Union, Board of Directors, Florida, November 2012
27. “Leadership in a Changing Healthcare Landscape”, Board/Senior Management, St. Luke’s University Health Network, Bethlehem PA, October 2012
28. “Strategy Under Uncertainty”, Volunteers of America, Board of Directors, August 2013
29. “Dealing with Uncertainty and Strategic Prioritization”, Redstone Financial Credit Union, Board of Directors, Florida, November 2012
30. “Leadership in a Changing Healthcare Landscape”, Board/Senior Management, St. Luke’s University Health Network, Bethlehem PA, October 2012
31. “Strategic Planning for Changing Times”, Navistar Financial Executive Team, Chicago IL, October 2011-June 2012
32. “Scenario Planning and Innovation”, Executive Team/Board, League of Southeastern Credit Unions & Affiliates, Florida, August 2011
33. “Scenarios of the Future”, American College of Healthcare Architects, Board Retreat, January 2011
34. Dealing with Uncertainty...Developing Strategic Priorities”, Board of Advisors, RAND Health, January-June 2011
35. “What is Strategy and the Tool of Scenario Planning”, Royal Caribbean International Leadership Retreat, Miami Florida, November 2010
36. “Decision Traps”, University of Alabama at Birmingham (UAB), 2009 National Symposium for Healthcare Executives, July 2009
37. “Decision-Making in Increasingly Uncertain Times”, “Strategic Agility--Developing a Robust Plan for Short and Long-Term Success”, “Creating a Local Vision”, APTA, 2009 Transit CEOs Seminar, January 2009
38. “From the Future Back”, Abbott, PPD, 2008 Managed Care Summit, Spring 2008
39. “Working with MDs”, Decision Analysis Affinity Group (DAAG) 2008 Conference, April 2008
40. “Decision Traps and Managing Future Uncertainties”, APTA, Transit Board Members Seminar, July 2008
41. “Updated Scenarios of the Future for US Dairy and Strategic Execution”, PDPW, Managers Academy, January 2008
42. “Scenarios of the Future for US Dairy”, PDPW, Managers Academy, January 2007
43. J. Austin, M. Hess, T. Fadem, “US Medical Device Industry: Scenarios for the Future”, AdvaMed, 2007 Medical Technology Conference, Fall 2007
44. “Future of Medical Devices: Overview of the Market and Key Issues”, Wharton, Medical Devices Scenario Conference, Fall 2006
45. J. Austin, D. de St. Aubin, “New Approaches to Strategy: Combining Team-building and Strategy Development”, University of Chicago Business School Consulting Roundtable, 2002

46. Conference Chair, IIR, ePharma Summit: Leveraging eBusiness Strategies Across the Enterprise for Competitive Advantage, November 2000
47. “Maximizing the Role of eCommerce in Global Marketing Strategy”, IIR, E-Pharma: Implementing an Effective Electronic Media Marketing & Promotion Strategy, August 2000
48. Conference Chair, Frost & Sullivan, Second Annual Business Intelligence and Strategy in Healthcare Industry Conference and Exhibition, November 1999
49. “Going Global: Market Entry Strategies”, Frost & Sullivan, Fourth Annual Medical Device Industry Conference, March 1999
50. “Changing Strategic Direction: Implications for Growth and Performance Measurements”, IQPC, Performance Measurements for Strategic Planning Conference, February 1999
51. “Best Practices: Competitive Intelligence Management Strategies”, Frost & Sullivan, Competitive Intelligence in Business Conference, September 1998
52. “Technology Transfer at Baxter’s Renal Division”, Technology Transfer Society, July 1998
53. “Implementing a Global Strategy”, Strategic Management Society, Annual Conference, 1995
54. Chairman Introduction, Strategic Leadership Forum, Annual Conference, 1995

International

1. “Strategic Planning Under Uncertainty”, Saudi Ministry of Health, Wharton Executive Education, January 2020
2. “Decision-Making and Execution in Times of Uncertainty”, E-House, Chengdu China, January 2019
3. “Finding New Growth Opportunities: Strategy from the Outside-In”, The Wharton Latin America Conference Tour—Seminarium Master Classes, August 19-23, 2019, Mexico City, Bogota, Santiago
4. “Scenario Planning and Dealing with Uncertainty”, China Minsheng Banking Co, Beijing China, May 2019
5. “Strategic Leadership Under Uncertainty”, Lonza G-Camp, Basel Switzerland, November 2017
6. “Business Model Transformation”, Lonza G-Camp, London UK, March 2017
7. “Strategic Leadership: Dealing with Uncertainty”, Campbell’s, Sydney Australia, March 2016; July 2015
8. “Innovation and Strategic Segmentation”, Roche Leadership Excellence Program, Shanghai China, July 2015
9. “Value Innovation”, Scotiabank, Toronto Canada, 2014-2018 (annual meeting)
10. “Decision-Making Under Uncertainty”, CEO Summit at AIME, Melbourne Australia, February 2014
11. “Strategy in an Age of Uncertainty”, GSK High-Potentials, Mumbai India, May 2011; 2012 and 2013
12. “Strategy, Scenario Planning and Driving Change”, Santander Banco High Potentials, Madrid Spain, November 2011
13. “Decision-Making and Blue Ocean Strategy to Drive Future Growth”, Telstra High Potentials, Sydney Australia, June 2011
14. “Scenario Planning and Dealing with Decision Traps”, GE LIG Program (Munich, Istanbul, Milwaukee), April-October 2011

15. “Strategic Planning, Dealing with Uncertainty and the Tool of Scenario Planning”, ANZ Executive Team, Jakarta Indonesia, April 2011

From: [Teri Steinberg](#)
To: [Samuel Quinn-Jacobs](#)
Subject: Application for Design Review Board
Date: Friday, February 18, 2022 3:34:59 PM
Attachments: [Teri Steinberg Resume .doc](#)

Dear Sam Quinn Jacobs,

Thank you for considering my application for one of the open seats of the Mountain Village Design Review Board.

I will start by confessing I do not meet the exact qualifications you are looking for. I am a lawyer who worked for many years as a literary agent in New York City. However, my undergraduate degree is from the School of Natural Resources at The University of Michigan, which focused on Urban Planning. I have always been interested in city planning and find the opportunity to be involved with a community that is still creating itself to be thrilling. I understand that the Design Review Board does not have a direct hand in planning, but in making sure that the plans and designs others create are in keeping with the intent and vision of Mountain Village. I have read the 30-year Comprehensive Plan just out of interest.

I moved to Ophir three years ago, am a member of the Ophir Environmental Commission and started a Budget Advisory Committee last year so that we Ophir citizens can understand the needs of our own growing community. I feel incredibly fortunate to live in this area and enjoy being an involved community member.

I am happy to answer any questions you may have and thank you for your time and consideration of this application.

Best regards,

Teri

Teri Steinberg
cell: 917-771-8446

EXPERIENCE

Teri Steinberg, LLC Ophir, CO November 2022 – present
Work as an independent contractor with local attorneys on a variety of legal matters

T&B Literary, Publishing Consultant Firm, Detroit, MI and Ophir, CO
Co-Founder December 2018 – March 2021
Co-founded a publishing consultancy to bring my industry expertise to aspiring authors. Provided a range of services including coaching, editing and contract negotiation for authors and publishing companies

Campaign for Michigan Secretary of State Jocelyn Benson, Detroit, MI
Campaign Manager, Detroit headquarters September 2017 – November 2018
Coordinated and executed a successful political campaign including website, email campaigns, political strategy, fundraising and organizing Benson's appearance at Michigan Democratic conventions and fundraisers. Worked in coordination with the campaign manager and other lead staff in Lansing, Michigan.

Teri Tobias Agency, New York, NY
Creator and President of an independent literary agency October 2009 – 2017
Was an independent consultant for publishing clients including Penguin Random House, Inc., where I worked with the US CEO on special projects requiring company-wide implementation and Amazon Publishing, where I created their first foreign rights program. Represented major publishers and agencies to sell their authors' book worldwide, working with hundreds of internationally bestselling writers across fiction and non-fiction. Helped ideate, edit and sell books for Teri Tobias Agency's clients worldwide and co-represented film rights for the agency's clients. Spoke at international publishing conferences around the world on the future of publishing.

Sanford J. Greenburger Associates, New York, NY
Foreign Rights Director September 2005 – July 2009
Sold translation rights in over 50 territories for all clients represented by Sanford J. Greenburger Associates, including the only person to represent the foreign rights for Dan Brown at the height of his international best-selling status. Negotiated all foreign ancillary deals associated with The Da Vinci Code movie, coordinating with Sony Pictures Entertainment.

The Robbins Office, New York, NY.
Foreign Rights Director and Literary Agent September 2003 – August 2005
Helped ideate, edit and sell author's books in the US and worldwide on behalf of clients represented by The Robbins Office
Contracts Manager
Drafted and negotiated option/purchase agreements, publishing agreements, collaboration agreements, magazine agreements, and audio agreements for all clients represented by The Robbins Office.

International Creative Management, New York, NY.
Business Affairs Associate March 2001– August 2003
Drafted and negotiated option/purchase agreements, publishing agreements, collaboration agreements, magazine agreements, and audio agreements for all clients represented by the literary department of ICM
Literary Assistant to Agent Sloan Harris April 1999 – March 2001
Assisted now president of ICM Sloan Harris

LOCAL VOLUNTEER EXPERIENCE

Ophir General Assembly

- Chairperson, Ophir Budget Committee June 2021- present
- Ophir Environmental Commission member April 2021 – present

Telluride Adaptive Sports Program (TASP)

- Winter Assistant for skiing and snowboarding Winter 2019 – present

OTHER BUSINESS EXPERIENCE

- **Burns & Harris, Esqs, Associate**, New York, NY September 1998 – March 1999
- **Third Circuit Court Wayne County, Judicial Clerk**, Detroit, MI Summers, 1996 – 1998

EDUCATION

- **Wayne State University Law School**, Detroit, MI, Juris Doctor, 1998
- **Universiteit Utrecht**, Utrecht, The Netherlands: Public International Law program, Fall Semester, 1997.
- **University of Michigan**, Ann Arbor, MI, Bachelor of Science, School of Natural Resources, 1995.



**PLANNING AND DEVELOPMENT SERVICES
DEPARTMENT**

455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

Agenda Item # 4

TO: Mountain Village Town Council
FROM: Amy Ward, Senior Planner
FOR: Design Review Board Public Hearing; March 3, 2022
DATE: February 23, 2022
RE: Staff Memo – Initial Architecture Review (IASR) Lot 344R, 111 Rocky Road

PROJECT GEOGRAPHY

Legal Description: LOT 344R, TELLURIDE MOUNTAIN VILLAGE, FILING 26, ACCORDING TO THE INSUBSTANTIAL AMENDMENT TO THE FINAL PLAT OF LOTS 341, 342, 344, 350, 354, AND TRACTS 342/344 AND 350 RECORDED SEPTEMBER 13, 1996 IN PLAT BOOK 1 AT PAGE 2115, COUNTY OF SAN MIGUEL, STATE OF COLORADO

Address: 111 Rocky Road
Applicant/Agent: David Baker
Owner: Melanie & Parker Duffey
Zoning: Single Family
Existing Use: Vacant
Proposed Use: Single-Family
Lot Size: 1.75 acres
Adjacent Land Uses:

- **North:** Single-Family
- **South:** Single-Family
- **East:** Single-Family
- **West:** Single-family



ATTACHMENTS

Exhibit A: Architectural Plan Set

Case Summary:

David Baker of Tippet Sease Baker Architecture, is Requesting Design Review Board (DRB) approval of an Initial Architectural Review (IASR) application for a new single-family home located on Lot 344R, 111 Rocky Road. The lot is approximately 1.75 acres and is zoned Single-family. The overall square footage of the home is approximately 6,000 gross s.f. with 4,506 livable square feet, and provides 2 interior parking spaces within the proposed garage and 1 exterior spaces.

Applicable CDC Requirement Analysis: The applicable requirements cited may not be exhaustive or all-inclusive. The applicant is required to follow all requirements even if an

applicable section of the CDC is not cited. **Please note that Staff comments will be indicated by *Italicized Text*.**

Table 1

<u>CDC Provision</u>	<u>Requirement</u>	<u>Proposed</u>
Maximum Building Height	40' (gable) Maximum	33' 9"
Maximum Avg. Building Height	30' (shed) Maximum	24' 6"
Maximum Lot Coverage	30% (22,476 s.f.)	14.8% (11,127 s.f.)
General Easement Setbacks	No encroachment	Retaining walls and grading
Roof Pitch		
Primary		12:12
Secondary		flat
Exterior Material		
Stone	35% minimum	45%
Windows/Doors	40% maximum	20%
Parking	2 interior/2 exterior	2/1*

*2 interior and 2 exterior parking spaces are required per code and conditioned as prior to final approval.

Design Variation:

- 1) Road and Driveway standards – retaining walls over 5'

DRB Specific Approval:

- 1) GE Encroachments – Retaining wall and grading

Chapter 17.3: ZONING AND LAND USE REGULATIONS

17.3.12: Building Height Limits

Sections 17.3.11 and 17.3.12 of the CDC provide the methods for measuring Building Height and Average Building Height, along with providing the height allowances for specific types of buildings based on their architectural form. The proposed design incorporates a combination of shed roof forms. Homes with a primary shed roof form are granted a maximum building height of 35 feet. The average height is an average of measurements from a point halfway between the roof ridge and eave. The points are generally every 20 feet around the roof. The maximum height is measured from the highest point on a roof directly down to the existing grade or finished grade, whichever is more restrictive.

Staff: Staff has determined that the primary roof form for this home is a gable and therefore granted a maximum height of 40 feet. The applicant has calculated a max height of 33' 9" and a max average height of 24' 6". The home appears to meet the requirements for both max and max average height. The plan set demonstrates height compliance with a parallel plane analysis that shows both existing and proposed grade.

17.3.14: General Easement Setbacks

Lot 344R is burdened by a sixteen (16) foot General Easement (GE) which surrounds its perimeter. The CDC provides that the GE and other setbacks be maintained in a natural, undisturbed state to provide buffering to surrounding land uses. The CDC does provide for some development activity within the GE and setbacks such as Ski Access, Natural Landscaping, Utilities, Address Monuments, and Fire Mitigation. All encroachments not

listed above will require encroachment agreements between the property owner and the Town.

Staff: The proposal includes several GE encroachments that fall into the above category of permitted GE development activity including the following:

- *Driveway: The Driveway as shown currently takes access from the Access tract off of Rocky Rd. and crosses the General Easement to the homesite.*
- *Utilities: Utilities are shown connecting to the west of the driveway within the GE and then running up the driveway to the home.*

The proposal also includes some GE encroachments requiring specific DRB approval:

- *There are retaining walls associated with the driveway in the eastern and southern GE areas.*
- *There is grading in the eastern, southern and western GE.*

Staff: The site of Lot 344R is encumbered by two areas of wetland as well as steep slopes. Looking at the topography of the site, the applicant is trying to work with the grade and has to pass between the two wetland areas to get to the home site. The proposed grading is mostly for the creation of the driveway and its siting given the above circumstances. There is a small area of grading to the west of the home that allows for positive drainage away from the home. Staff finds given the unique conditions on the site that these GE encroachments are acceptable. If DRB finds them acceptable, then a specific approval should be granted.

Regardless of the encroachment, any development within the General Easement will require the owner and the Town to enter into a GE Encroachment Agreement as part of a condition of approval.

Chapter 17.5: DESIGN REGULATIONS

17.5.4: Town Design Theme

The Town of Mountain Village has established design themes aimed at creating a strong image and sense of place for the community. Due to the fragile high alpine environment, architecture and landscaping shall be respectful and responsive to the tradition of alpine design – reflecting elements of alpine regions while blending influences that visually tie the town to mountain buildings. The town recognizes that architecture will continue to evolve and create a regionally unique mountain vernacular, but these evolutions must continue to embrace nature and traditional style in a way that respects the design context of the neighborhoods surrounding the site.

Staff: The proposed home has steeply pitched gable roofs and a large percentage of stone cladding, portraying a classic alpine style. Cedar lap siding and a standing seam bonderized metal roof finish out the exterior materials, with the addition of a painted shutter for accent. It should be noted that shutters are allowed only if they are functional, not merely decorative in nature. Staff feels this design is meeting the Town design theme.

17.5.5: Building Siting Design

The CDC requires that any proposed development blend into the existing landforms and vegetation.

Staff: The proposed home utilizes one of the areas on the lot that is less steep. It steps down slightly to the south. The proposed natural materials of wood and stone, as well as the existing trees on the lot should help to settle the home into the site.

17.5.6: Building Design

The CDC requires that building form and exterior wall forms portray a mass that is thick and strong with a heavy grounded foundation.

Staff: Stone cladding of 45% with two large stone chimneys protruding through the building forms tie the home to the site and ground it nicely. A generous reveal of windows set in stone of approximately 9 ½" will show windows as punched into a heavy stone base. Staff feels this requirement is being met.

17.5.7: Grading and Drainage Design

Staff: The grading and drainage plan essentially allows for the creation of the driveway. The west side of the home has some grading as well to create drainage away from the building. No slopes are proposed over 2:1, there are some extensive retaining structures along the drive with the longest stepped wall along the south side of the driveway over the allowable height of 5' at 6' and 8'.

17.5.8: Parking Regulations

Staff: The applicant has shown two interior parking spaces on their plan. They have indicated one exterior parking space in their summary, however it is not shown on the plans. They are required to show (2) exterior parking spaces. This should be amended prior to final review.

17.5.9: Landscaping Regulations

The applicant has not provided a landscaping plan at this time, it should be noted that this is not a requirement until final review.

17.5.11: Utilities

Staff: Utilities connections were not verified on the survey and this will need to be done prior to building permit. The proposed utility plan is based on the assumption that all utilities are available within Rocky Road. Sewer and water run close to the wetland on the NW side of the lot. It will be important that protective measures are in place to prevent damage while laying these lines. Otherwise, the utility plan seems to meet criteria of the CDC.

17.5.12: Lighting Regulations

Staff: A lighting plan was not provided and is not required until final review.

17.5.13: Sign Regulations

Staff: The address marker is to the east of the driveway, just outside of the GE. It is incorporated. The materials of the monument repeat those of the home. The dimensions are not meeting the code as proposed, the monument should not be higher than 6' tall. The numerals do not have a specified material and need to be reflective in case of power outage. No light fixture has been specified and is required. The applicant should revise the design to meet all CDC regulations prior to FAR.

Chapter 17.6: SUPPLEMENTARY REGULATIONS

17.6.1: Environmental Regulations

Staff: Fire Mitigation and Forestry Management: The applicant has not included a fire mitigation plan, this should be included with the landscaping plan prior to FAR.

Wetlands: A recent wetland delineation was done By Chris Hazen, in August of 2021. There are two areas of wetland on the property. The home is sited to give as much of a buffer as possible to the wetland area. The driveway utilizes the opening between the two wetlands to cross to the homesite. The drive and associated retaining walls do come fairly close to the eastern wetland at the bend in the drive. The builder will have to pay close attention to protective measures when constructing this area of driveway and retaining wall. The CMP has not yet been provided, and staff will review it keeping these concerns in mind when the CMP is provided prior to FAR.

17.6.6: Roads and Driveway Standards

Staff: The driveway is shown at a width of 12' which does not meet the requirement for a drive that exceeds 150' in length, which is required to have a 16' paved surface. The fire marshal has indicated that he would approve a "12' hard surface with the shoulders meeting the same compaction required as the hard surface and shall be an all-weather driving surface." It is relatively steep, with two sections that approach a 12% grade. Transitional sections of this grade are allowed as long as they approved by the fire department. The entry from Rocky Rd. and the entry to the garage are meeting grade requirements. There are retaining walls along the driveway that exceed the 5' allowable per road and driveway standards, if approved as presented then a design variation to the road and driveway standards should be granted.

17.6.8: Solid Fuel Burning Device Regulations

Staff: There are three fireplaces indicated on the plans, all are called out as natural gas burning fireplaces.

Chapter 17.7: BUILDING REGULATIONS

17.7.19: Construction Mitigation

Staff: The applicant has not yet provided a construction mitigation plan. This is not required until final review.

Staff Recommendation: Staff recommends the DRB approve the Initial Architectural and Site Review for Lot 344R, 111 Rocky Rd., based on the findings and CDC requirements listed in the staff memo of record.

Staff Note: *It should be noted that reasons for approval or rejection should be stated in the findings of fact and motion.*

Proposed Motion:

If the DRB deems this application to be appropriate for approval, Staff requests said approval condition the items listed below in the suggested motion.

I move to approve the Initial Architectural and Site Review for a new single-family home located at Lot 344R, based on the evidence provided within the Staff Report of record dated February 23, 2022, with the following design variations and specific approvals:

Design Variations:

- 1) Road and Driveway standards – retaining walls over 5'

DRB Specific Approval:

- 1) GE Encroachments – Retaining wall and grading

And, with the following conditions:

- 1) Prior to final review, the applicant shall revise the plans to show (2) exterior parking spaces
- 2) Prior to final review, the applicant shall revise the driveway to reflect the comments of this memo regarding a 16' hard surface.
- 3) Prior to final review the applicant shall demonstrate that the window shutters are operable.
- 4) Prior to final review, the applicant shall revise the address monument plan to include a lighting specification and to otherwise meet the requirements of the CDC.
- 5) Prior to final review, the applicant shall provide a fire mitigation plan.
- 6) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the setbacks.
- 7) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
- 8) Prior to Certificate of Occupancy the applicant will enter into a revocable Encroachment Agreement with the Town for any approved encroachments in the general easement. This includes any encroachments that already exist on the property as well as any new encroachments.
- 9) Prior to the Building Division conducting the required framing inspection, a four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
 - a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
 - b. Wood that is stained in the approved color(s);
 - c. Any approved metal exterior material;
 - d. Roofing material(s); and
 - e. Any other approved exterior materials
- 10) It is incumbent upon an owner to understand whether above grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their lot. Relocation of such above grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.

/aw

Development Narrative

TIPPETT SEASE BAKER
ARCHITECTURE

Development Narrative:

With simplicity of form, this traditional style mountain home utilizes local stone, timber structure and deep overhangs to establish a strong image and sense of place in harmony with the high-alpine environment. This two and a half story design steps with the natural topography in order to reduce the scale of the structure with no more than one and a half stories being exposed on the upper most portion on the lot. As grade falls the design capitalizes on the natural topography to maximize views of the surrounding alpine environment.

The routing of the driveway is designed to respect and blend with the existing landforms and vegetation. The drive winds through the property taking care to preserve the three wetland environments with as little disturbance to areas of 30% slope as possible. Several designs and construction techniques were explored through the process which led to the placement of walls within the general easement. These walls allow for a terraced retaining system which minimizes tree loss through construction and minimizes visual impact on neighboring properties. The deep setback allows these walls to be shrouded by tree coverage from the street with minimal projection above grade for higher properties to the south.

This continuous stone base is wrapped around the house to create a well-grounded home to withstand the extreme forces of wind, snow, and heavy rain. Forty-five percent of the house is covered in stone. This is reinforced with a stone return at the windows and doors ranging from 6” - 13 ¼”. Stained cedar lap siding is applied to the first and second story to blend with the surrounding natural environment. The standing seam roof design varies in ridge lines and employs dormers to break the scale of the structure, create interest, and establish hierarchy. Exposed rafters, deep overhangs, and timber structure serve to express the function of shelter from high snow fall. Windows are designed to capitalize on views and take advantage of north and south light. Covering a total of twenty percent of the home, the windows establishing a human scale through reasonably scale and window divisions.

Description of Request:

Seeking approval for a new single family residential structure on lot 344R.
Seeking variance for 11.9% slope in straight portion of driveway.
Seeking variance for walls within the general easement.

514 Cloverdale Road Suite #5 Montgomery, AL 36106

O. 334-647-1314



Material Board

TIPPETT SEASE BAKER ARCHITECTURE

Lap Siding



- 1 x cedar lap siding with 6" exposure
- Custom opaque stain to match Sherwin-Williams Black Fox SW 7020

Stone Veneer



- +/- 5" thick local rock veneer

Wood & Glass Door



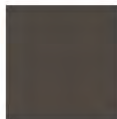
- Custom lited door with panel, mahogany
- Painted - Sherwin-Williams Black Fox SW 7020

Roof



- Bonderized standing seam metal (12:12)

Plank Door



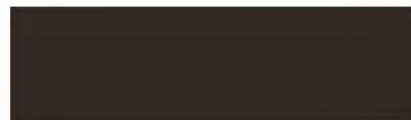
- Random width flush vertical plank, mahogany
- Painted - Sherwin-Williams Black Fox SW 7020

Shutters



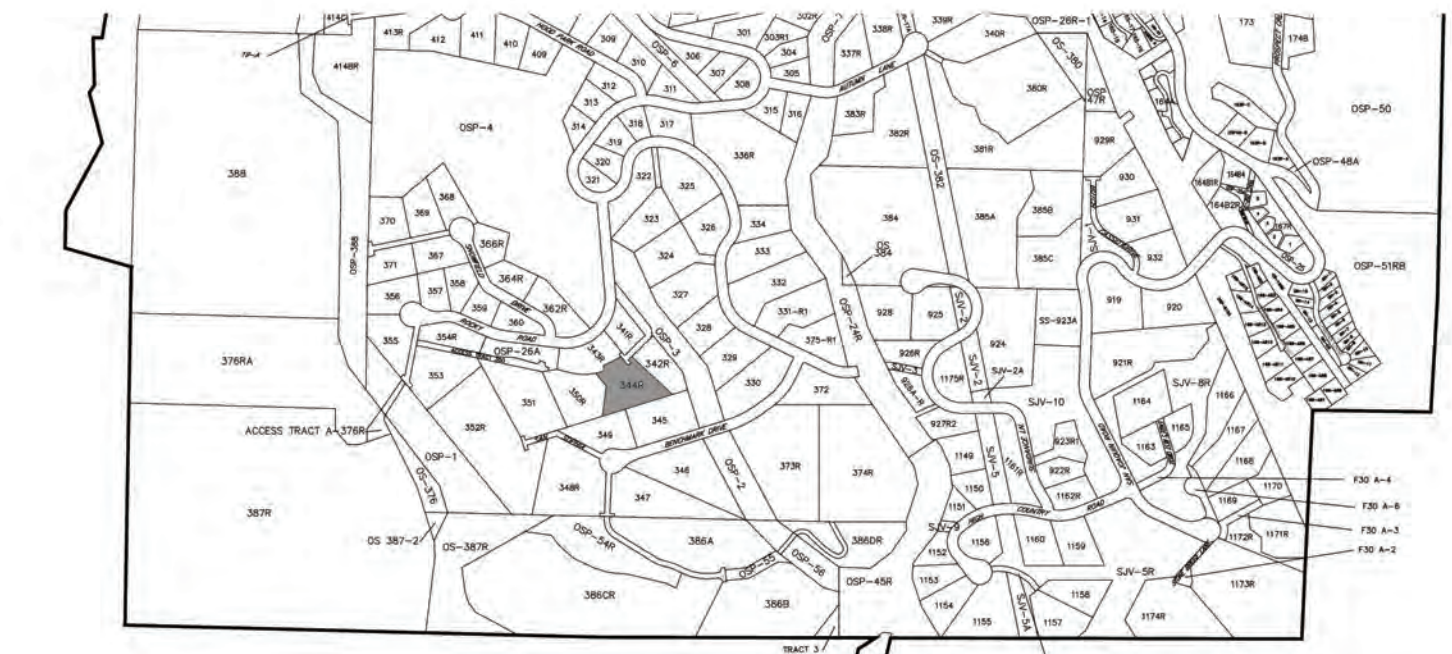
- 1 1/2" x 5 1/2" flush diagonal plank, mahogany
- Painted - Sherwin-Williams Sassy Green SW 6416

Clad Windows



- Kolbe & Kolbe clad window in Truffle

VICINITY MAP:



CONTACT INFORMATION:

Tippett Sease Baker Architecture, LLC

David Baker
514 Cloverdale Road, Suite 5
Montgomery, Alabama 36106
334-647-1314
david@tsbarchitecture.com

Foley Associates, Inc.

Jeff Haskell
125 W. Pacific, Suite B-1
Telluride, Colorado 81435
970-728-6153
jhaskell@foleyassoc.com

Uncompahgre Engineering, LLC

David Ballode
P.O. Box 3945
Telluride, Colorado 81435
970-729-0683
dballode@msn.com

Emory Smith Construction

Emory Smith
P.O. Box 3396
Telluride, Colorado 81435
970-708-4641
emory@emorysmithconstruction.com



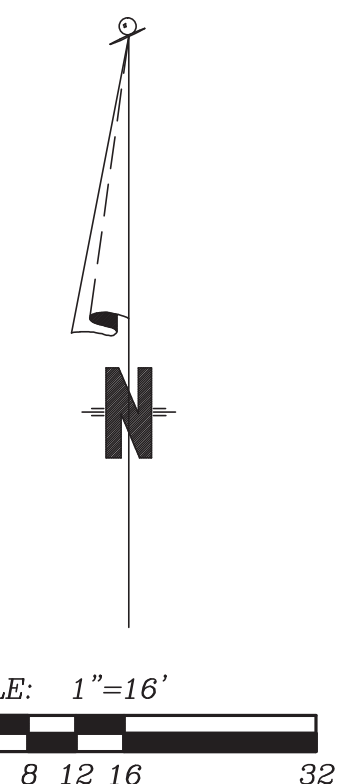
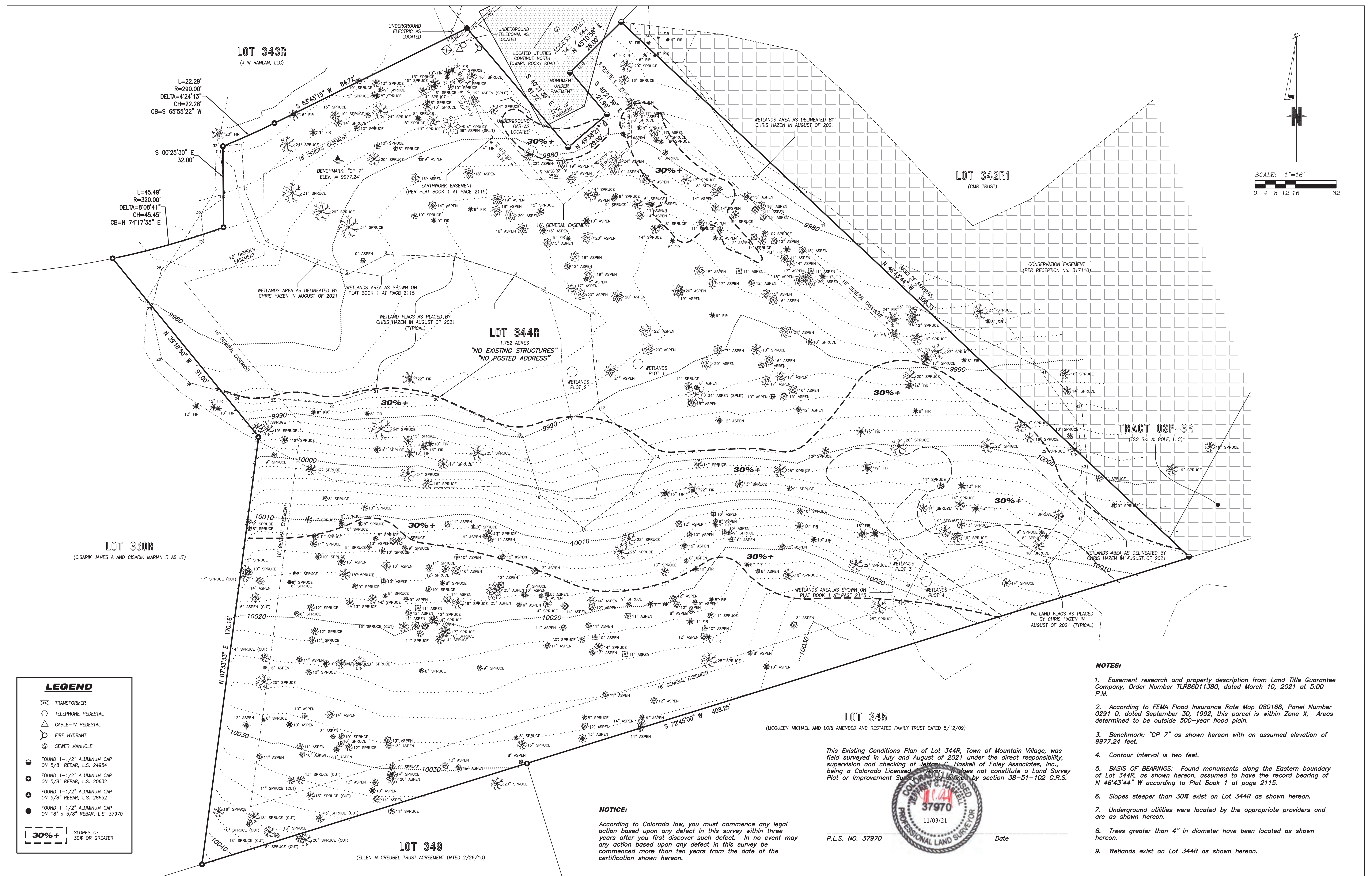
a new residence
for

MELANIE & PARKER DUFFEY

Lot 334R, 111 Rocky Road Mountain Village
Telluride, Colorado

DRAWING INDEX:

00	Existing Conditions Plan
C1	Engineering Notes
C2.1	Site Grading with Driveway Profile - Trees not Displayed
C2.2	Site Grading with Driveway Profile - Trees Displayed
C3	Utilities
A0	Site Plan & Address Monument
A1	Basement Floor Plan
A2	First Floor Plan
A3	Second Floor Plan
A4	Roof Plan
A4.1	Carriage House Floor Plans, Roof Plan, Elevations, & Building Section
A5	Exterior Elevations
A6	Exterior Elevations
A7	Exterior Elevations & Building Sections
A8	Building Sections
A13	Window and Door Details
A13.1	Window and Door Details
A14	Door and Window Schedules



LEGEND

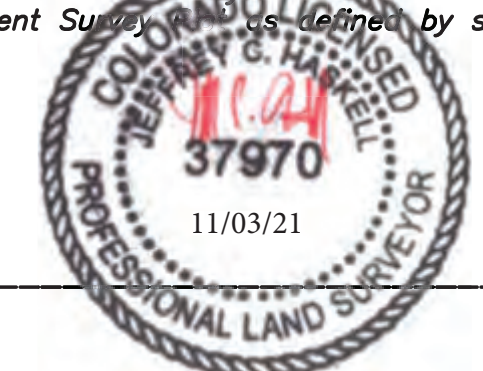
- ☒ TRANSFORMER
- TELEPHONE PEDESTAL
- CABLE-TV PEDESTAL
- ⊕ FIRE HYDRANT
- ⊙ SEWER MANHOLE
- FOUND 1-1/2" ALUMINUM CAP ON 5/8" REBAR, L.S. 24954
- FOUND 1-1/2" ALUMINUM CAP ON 5/8" REBAR, L.S. 20632
- FOUND 1-1/2" ALUMINUM CAP ON 5/8" REBAR, L.S. 28652
- FOUND 1-1/2" ALUMINUM CAP ON 18" x 5/8" REBAR, L.S. 37970
- - - SLOPES OF 30% OR GREATER

- NOTES:**
1. Easement research and property description from Land Title Guarantee Company, Order Number TLR86011380, dated March 10, 2021 at 5:00 P.M.
 2. According to FEMA Flood Insurance Rate Map 080168, Panel Number 0291 D, dated September 30, 1992, this parcel is within Zone X; Areas determined to be outside 500-year flood plain.
 3. Benchmark: "CP 7" as shown hereon with an assumed elevation of 9977.24 feet.
 4. Contour interval is two feet.
 5. BASIS OF BEARINGS: Found monuments along the Eastern boundary of Lot 344R, as shown hereon, assumed to have the record bearing of N 46°43'44" W according to Plat Book 1 at page 2115.
 6. Slopes steeper than 30% exist on Lot 344R as shown hereon.
 7. Underground utilities were located by the appropriate providers and are as shown hereon.
 8. Trees greater than 4" in diameter have been located as shown hereon.
 9. Wetlands exist on Lot 344R as shown hereon.

NOTICE:

According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

This Existing Conditions Plan of Lot 344R, Town of Mountain Village, was field surveyed in July and August of 2021 under the direct responsibility, supervision and checking of Jeffrey C. Haskell of Foley Associates, Inc. being a Colorado Licensed Professional Land Surveyor. It does not constitute a Land Survey Plat or Improvement Survey as required by section 38-51-102 C.R.S.



P.L.S. NO. 37970 Date _____

Existing Conditions Plan
Lot 344R, Town of Mountain Village,
San Miguel County, Colorado.

Project Mgr.	JH	Rev.	description	date	by
Technician:	FO				
Checked by:	JZ				
Start date:	07/2021				



970-728-6153 970-728-6050 fax
 P.O. BOX 1385
 125 W. PACIFIC, SUITE B-1
 TELLURIDE, COLORADO 81435

GENERAL CIVIL ENGINEERING NOTES:

1. THE EXISTING UTILITY LINES SHOWN ON THE PLANS ARE APPROXIMATE. AT LEAST TWO (2) FULL WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO @ 1-800-922-1987 OR 811 TO GET ALL UTILITIES LOCATED. IF ANY OF THESE UNDERGROUND UTILITIES ARE IN CONFLICT WITH THE CONSTRUCTION PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND WORK WITH THE ENGINEER TO FIND A SOLUTION BEFORE THE START OF CONSTRUCTION.

INSTALLATION AND SEPARATION REQUIREMENTS SHALL BE COORDINATED WITH THE INDIVIDUAL UTILITY PROVIDERS.

THE UTILITY PROVIDERS ARE:
SEWER, WATER, CABLE TV AND FIBEROPTIC: TOWN OF MOUNTAIN VILLAGE
NATURAL GAS: BLACK HILLS ENERGY
POWER: SAN MIGUEL POWER
TELEPHONE: CENTURY LINK

2. PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES, ALL NECESSARY PERMITS SHALL BE OBTAINED BY THE OWNER OR CONTRACTOR.

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT EXCAVATED SLOPES ARE SAFE AND COMPLY WITH OSHA REQUIREMENTS. REFER TO THE SITE-SPECIFIC REPORT FOR THIS PROJECT FOR ADDITIONAL INFORMATION.

4. ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED OR LAID BACK PER OSHA REGULATIONS.

5. ALL MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE TOWN OF MOUNTAIN VILLAGE DESIGN STANDARDS LATEST EDITION. ALL CONSTRUCTION WITHIN EXISTING STREET OR ALLEY RIGHT-OF-WAY SHALL BE SUBJECT TO TOWN OF MOUNTAIN VILLAGE INSPECTION.

6. THE CONTRACTOR SHALL HAVE ONE COPY OF THE STAMPED PLANS ON THE JOB SITE AT ALL TIMES.

7. THE CONTRACTOR SHALL NOTIFY THE TOWN 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

8. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION. THE ADJOINING ROADWAYS SHALL BE FREE OF DEBRIS AT THE END OF CONSTRUCTION ACTIVITIES EACH DAY.

9. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN PROPER TRAFFIC CONTROL DEVICES UNTIL THE SITE IS OPEN TO TRAFFIC. ANY TRAFFIC CLOSURES MUST BE COORDINATED WITH THE TOWN OF MOUNTAIN VILLAGE.

10. ALL DAMAGE TO PUBLIC STREETS AND ROADS, INCLUDING HAUL ROUTES, TRAILS, OR STREET IMPROVEMENTS, OR TO PRIVATE PROPERTY, SHALL BE REPAIRED AT THE SOLE EXPENSE OF THE CONTRACTOR TO THE ORIGINAL CONDITIONS.

11. WHEN AN EXISTING ASPHALT STREET IS CUT, THE STREET MUST BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL CONDITION. THE FINISHED PATCH SHALL BLEND SMOOTHLY INTO THE EXISTING SURFACE. ALL LARGE PATCHES SHALL BE PAVED WITH AN ASPHALT LAY-DOWN MACHINE.

12. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER. ANY DISCHARGE REQUIREMENTS SHALL BE COORDINATED WITH THE TOWN OF MOUNTAIN VILLAGE.

13. CONTRACTOR SHALL NOTIFY ALL RESIDENTS IN WRITING 24 HOURS PRIOR TO ANY SHUT-OFF IN SERVICE. THE NOTICES MUST HAVE CONTRACTOR'S PHONE NUMBER AND NAME OF CONTACT PERSON, AND EMERGENCY PHONE NUMBER FOR AFTER HOURS CALLS. ALL SHUT-OFF'S MUST BE APPROVED BY THE TOWN AND TOWN VALVES AND APPURTENANCES SHALL BE OPERATED BY TOWN PERSONNEL.

14. CONTRACTOR SHALL KEEP SITE CLEAN AND LITTER FREE (INCLUDING CIGARETTE BUTTS) BY PROVIDING A CONSTRUCTION DEBRIS TRASH CONTAINER AND A BEAR-PROOF POLY-CART TRASH CONTAINER, WHICH IS TO BE LOCKED AT ALL TIMES.

15. CONTRACTOR MUST BE AWARE OF ALL TREES TO REMAIN PER THE DESIGN AND APPROVAL PROCESS AND PROTECT THEM ACCORDINGLY.

16. THE CONTRACTOR SHALL PROVIDE UNDERGROUND UTILITY AS-BUILTS TO THE TOWN.

17. ALL STRUCTURAL FILL UNDER HARDSCAPE OR ROADS MUST BE COMPACTED TO 95% STANDARD PROCTOR (MIN.) AT PLUS OR MINUS 2% OF THE OPTIMUM MOISTURE CONTENT. NON-STRUCTURAL FILL SHALL BE PLACED AT 90% (MIN.) STANDARD PROCTOR.

18. UNSUITABLE MATERIAL SHALL BE REMOVED AS REQUIRED BY THE SOILS ENGINEER. ALL MATERIALS SUCH AS LUMBER, LOGS, BRUSH, TOPSOIL OR ORGANIC MATERIALS OR RUBBISH SHALL BE REMOVED FROM ALL AREAS TO RECEIVE COMPACTED FILL.

19. NO MATERIAL SHALL BE COMPACTED WHEN FROZEN.

20. NATIVE TOPSOIL SHALL BE STOCKPILED TO THE EXTENT FEASIBLE ON THE SITE FOR USE ON AREAS TO BE REVEGETATED.

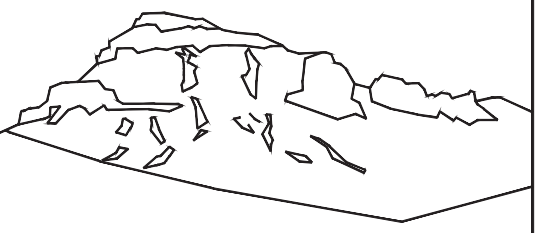
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST ABATEMENT AND EROSION CONTROL MEASURES DEEMED NECESSARY BY THE TOWN, IF CONDITIONS WARRANT THEM.

22. ALL DISTURBED GROUND SHALL BE RE-SEEDED WITH A TOWN-APPROVED SEED MIX. REFER TO THE LANDSCAPE PLAN.

23. THE CONTRACTOR IS REQUIRED TO PROTECT ALL EXISTING SURVEY MONUMENTS AND PROPERTY CORNERS DURING GRADING AND CONSTRUCTION.

24. ALL UNDERGROUND PIPE SHALL BE PROTECTED WITH BEDDING TO PROTECT THE PIPE FROM BEING DAMAGED.

25. HOT TUBS SHALL DRAIN TO THE SANITARY SEWER (OR PUMPED TO AA CLEAN-OUT).



Uncompahgre
Engineering, LLC

P.O. Box 3945
Telluride, CO 81435
970-729-0683

SUBMISSIONS:

DRB Submittal 2021-11-12

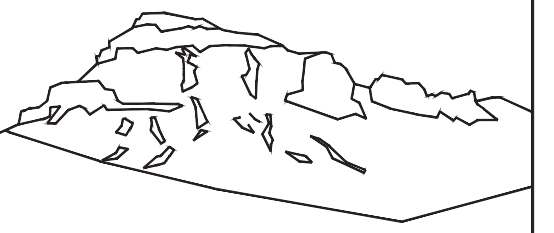
111 Rocky Road
Mtn. Village, CO



CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Notes

C1



Uncompahgre Engineering, LLC

P.O. Box 3945
Telluride, CO 81435
970-729-0683

SUBMISSIONS:
DRB Submittal 2021-11-12

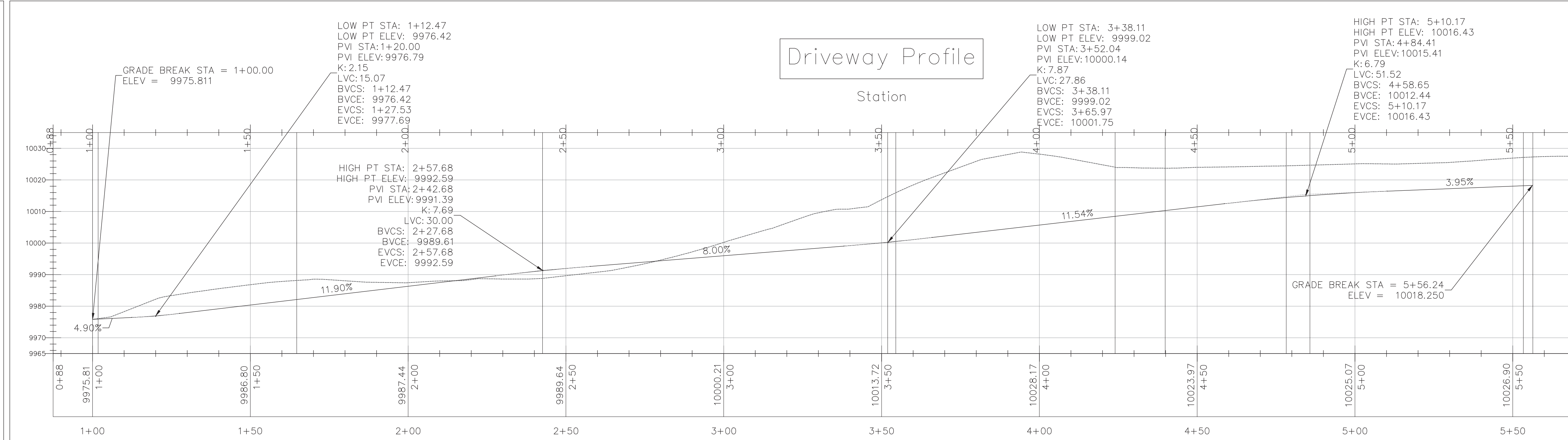
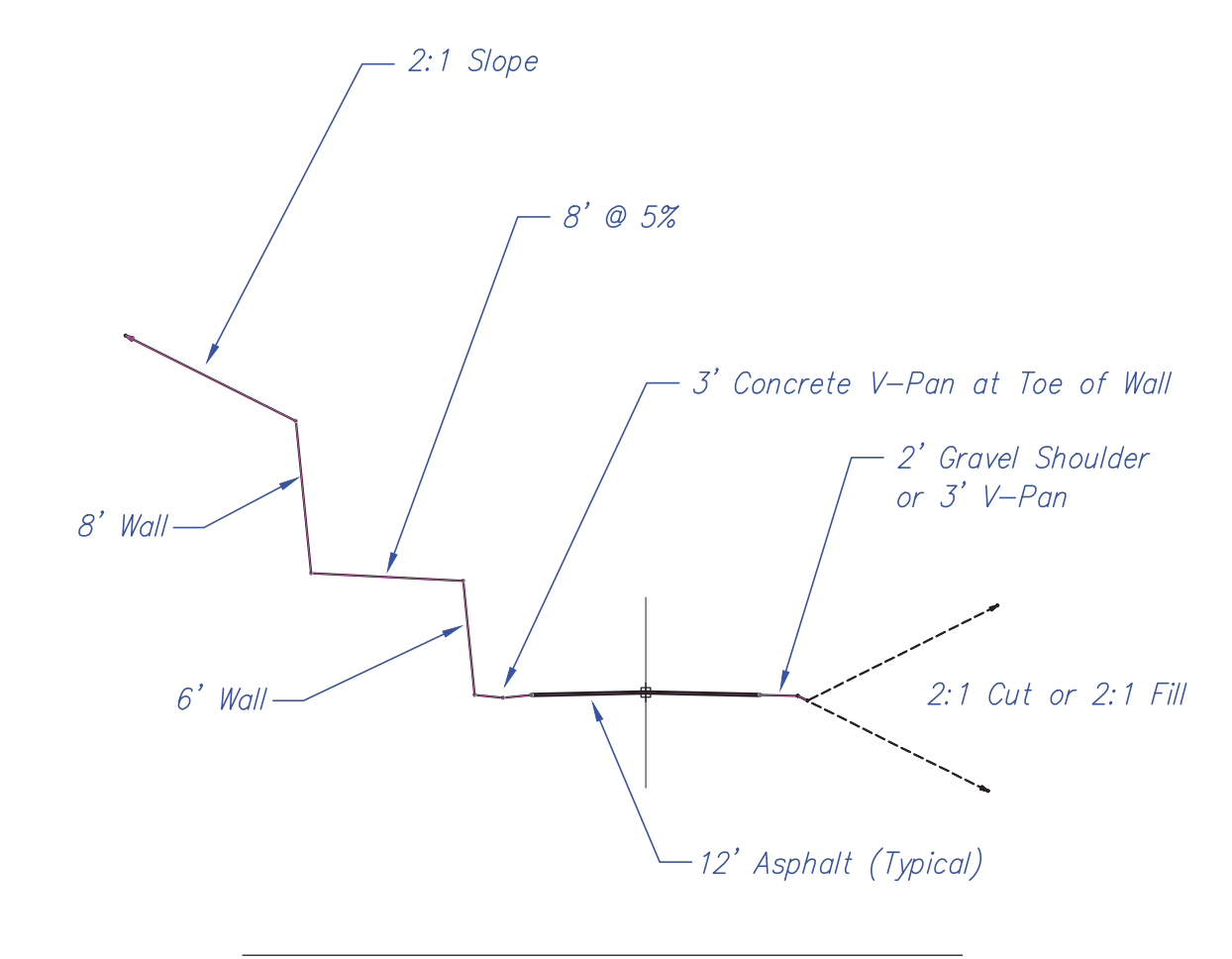
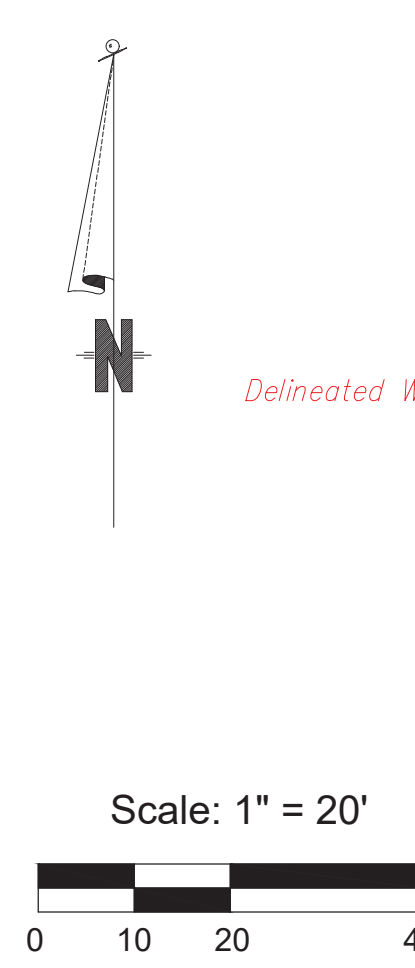
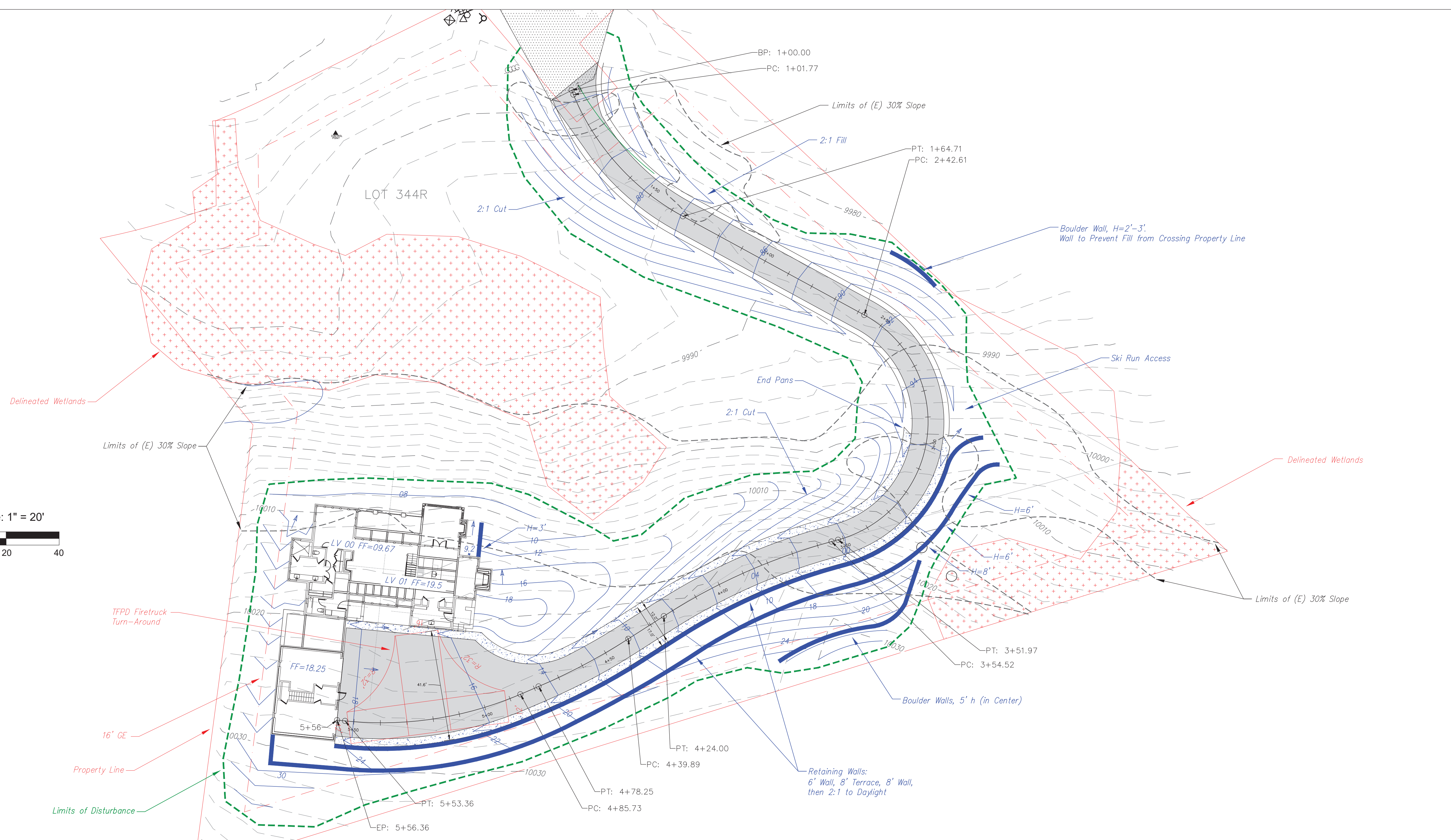
111 Rocky Road
Mtn. Village, CO



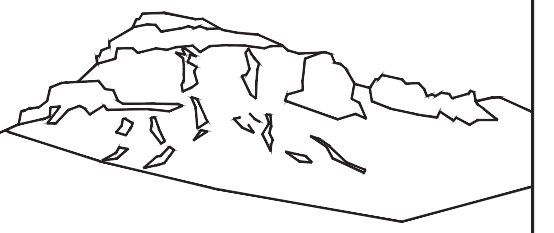
CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Site Grading with Driveway Profile
Trees not Displayed

C2.1



Typical Driveway Section Driving Towards House



Uncompahgre
Engineering, LLC

P.O. Box 3945
Telluride, CO 81435
970-729-0683

SUBMISSIONS:
DRB Submittal 2021-11-12

111 Rocky Road
Mtn. Village, CO

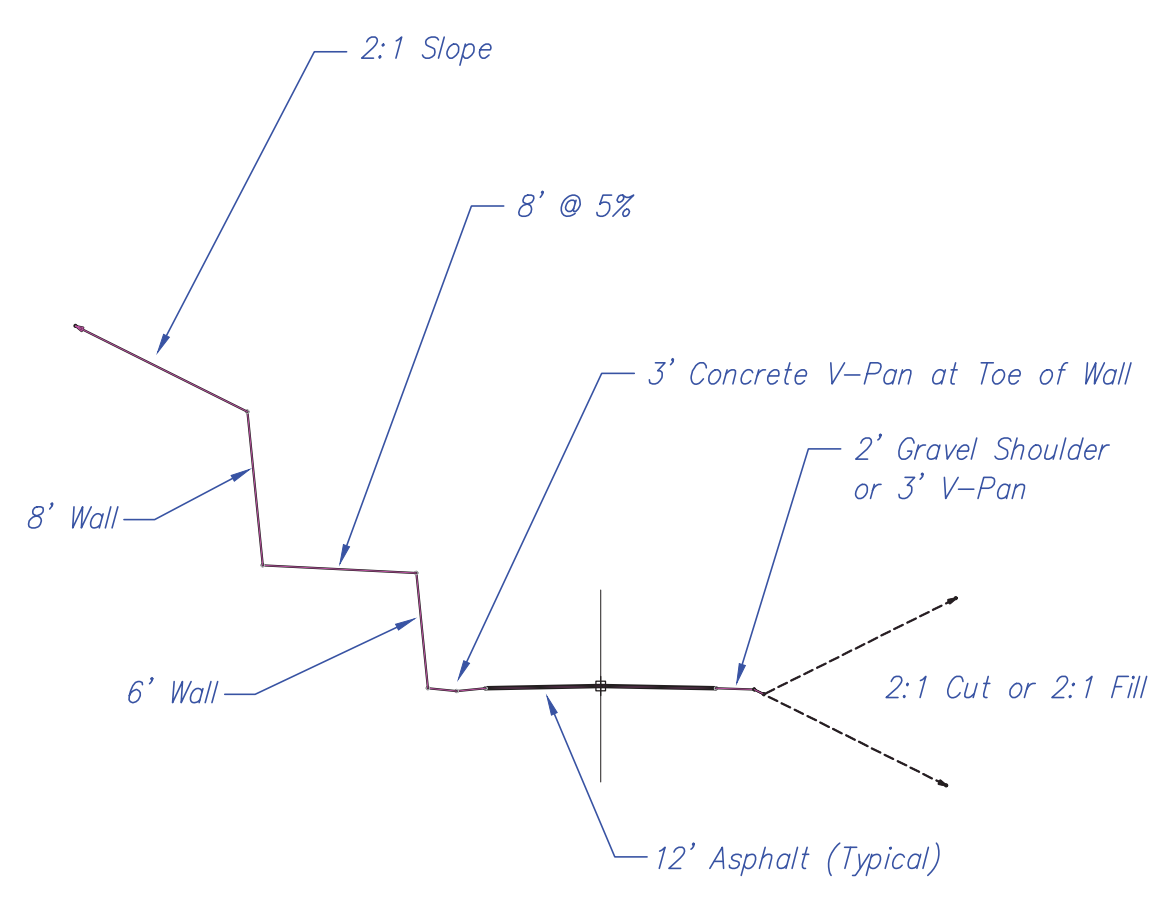
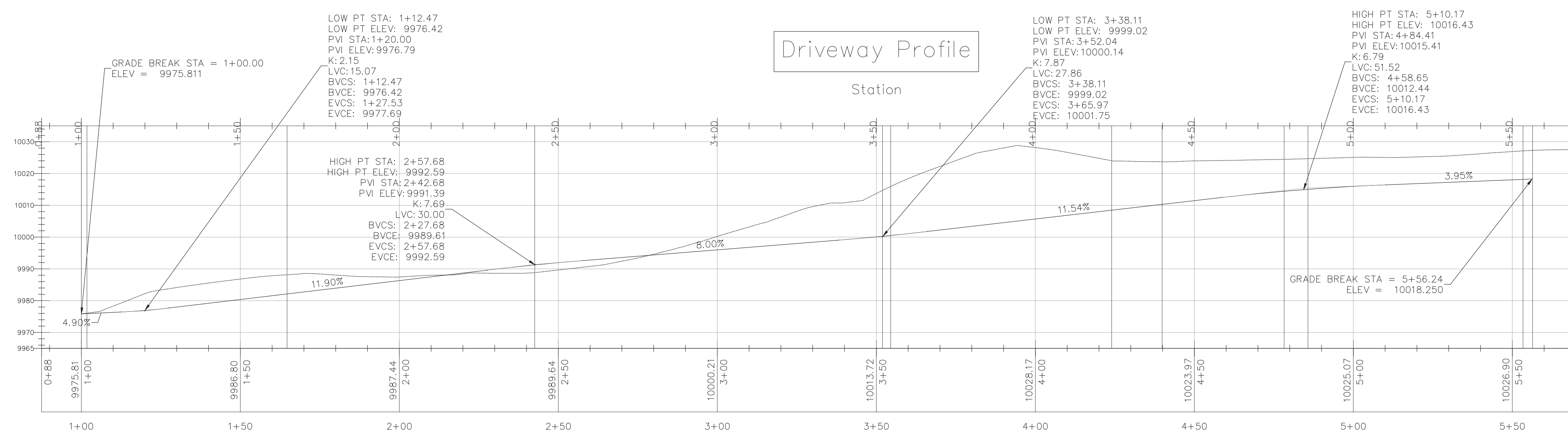
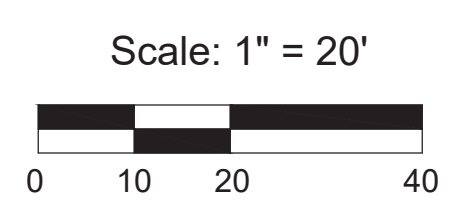
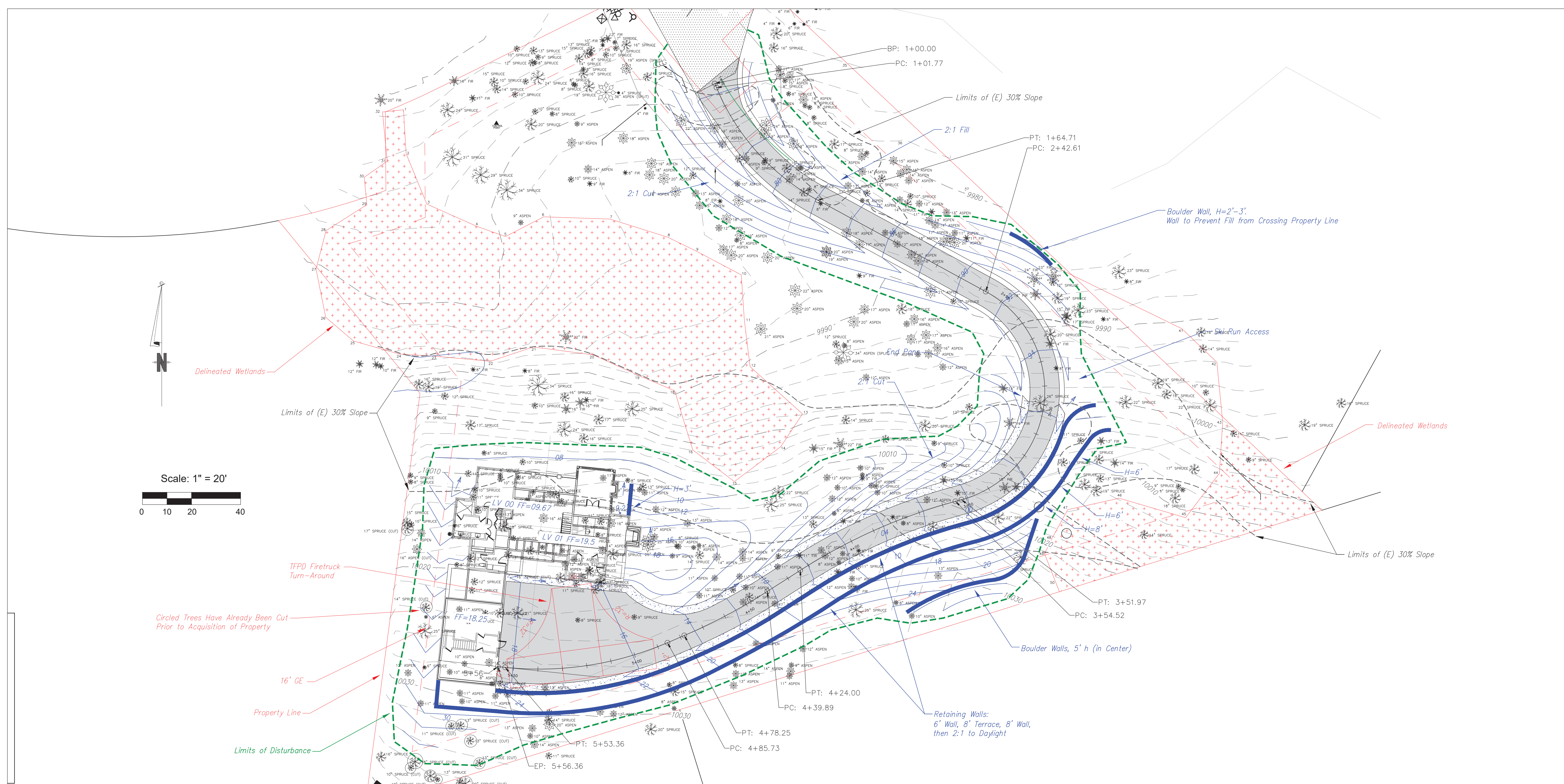


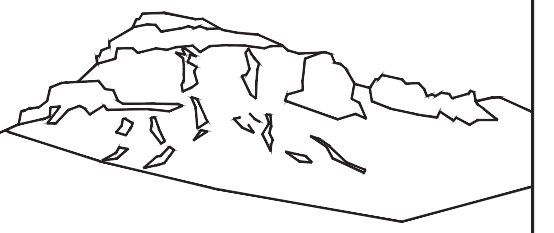
CONTRACTOR TO REVIEW AND COMPARE ALL
CHAPTERS AND INTERDISCIPLINARY DRAWINGS
AND REPORT ANY DISCREPANCIES TO THE
ARCHITECT PRIOR TO ANY FIELD WORK BEING
DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Site
Grading
with
Driveway
Profile

Trees
Displayed

C2.2





Uncompahgre
Engineering, LLC

P.O. Box 3945
Telluride, CO 81435
970-729-0683

SUBMISSIONS:
DRB Submittal 2021-11-12

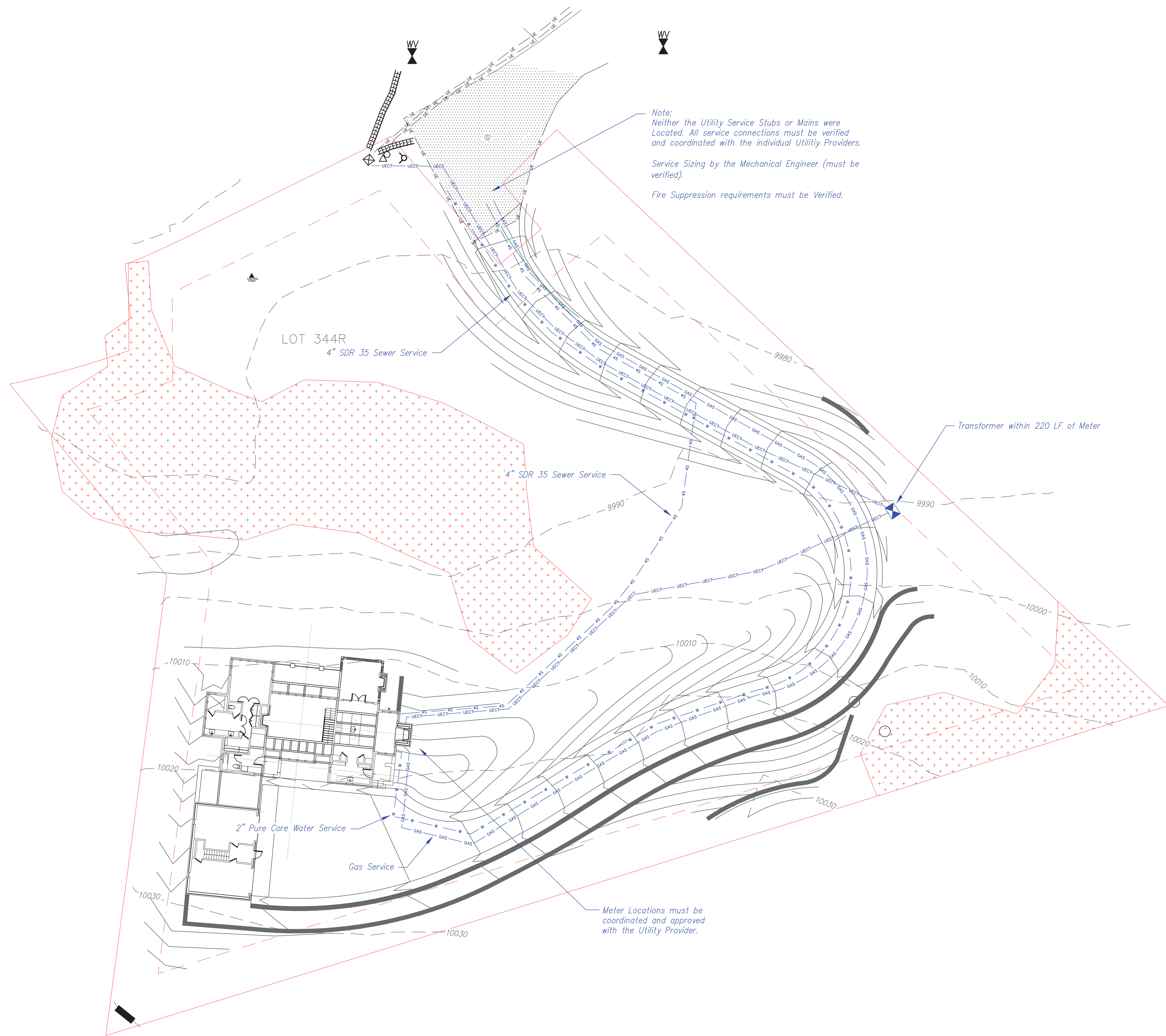
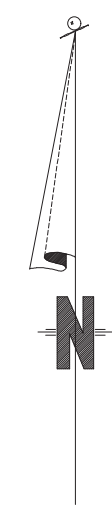
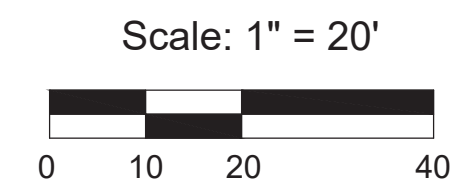
111 Rocky Road
Mtn. Village, CO



CONTRACTOR TO REVIEW AND COMPARE ALL
CHAPTERS AND INTERDISCIPLINARY DRAWINGS
AND REPORT ANY DISCREPANCIES TO THE
ARCHITECT PRIOR TO ANY FIELD WORK BEING
DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Utilities

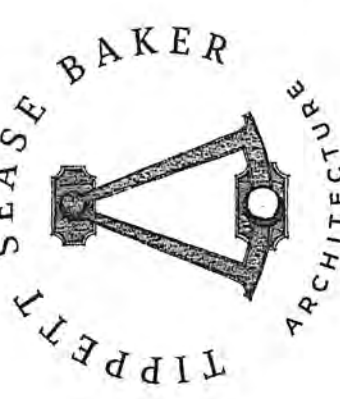
C3



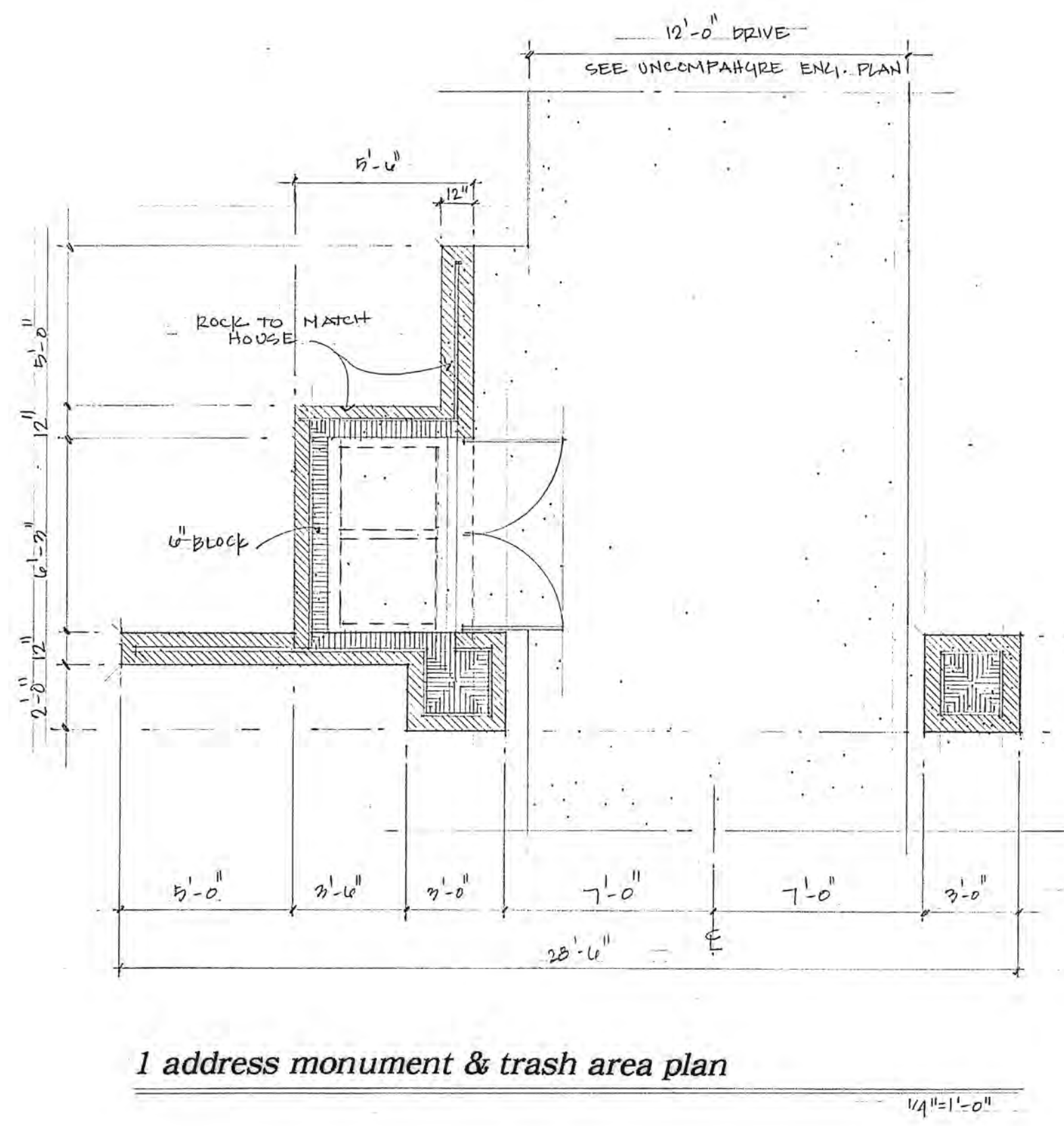
Note:
Neither the Utility Service Stubs or Mains were
Located. All service connections must be verified
and coordinated with the individual Utility Providers.
Service Sizing by the Mechanical Engineer (must be
verified).
Fire Suppression requirements must be Verified.

Transformer within 220 LF of Meter

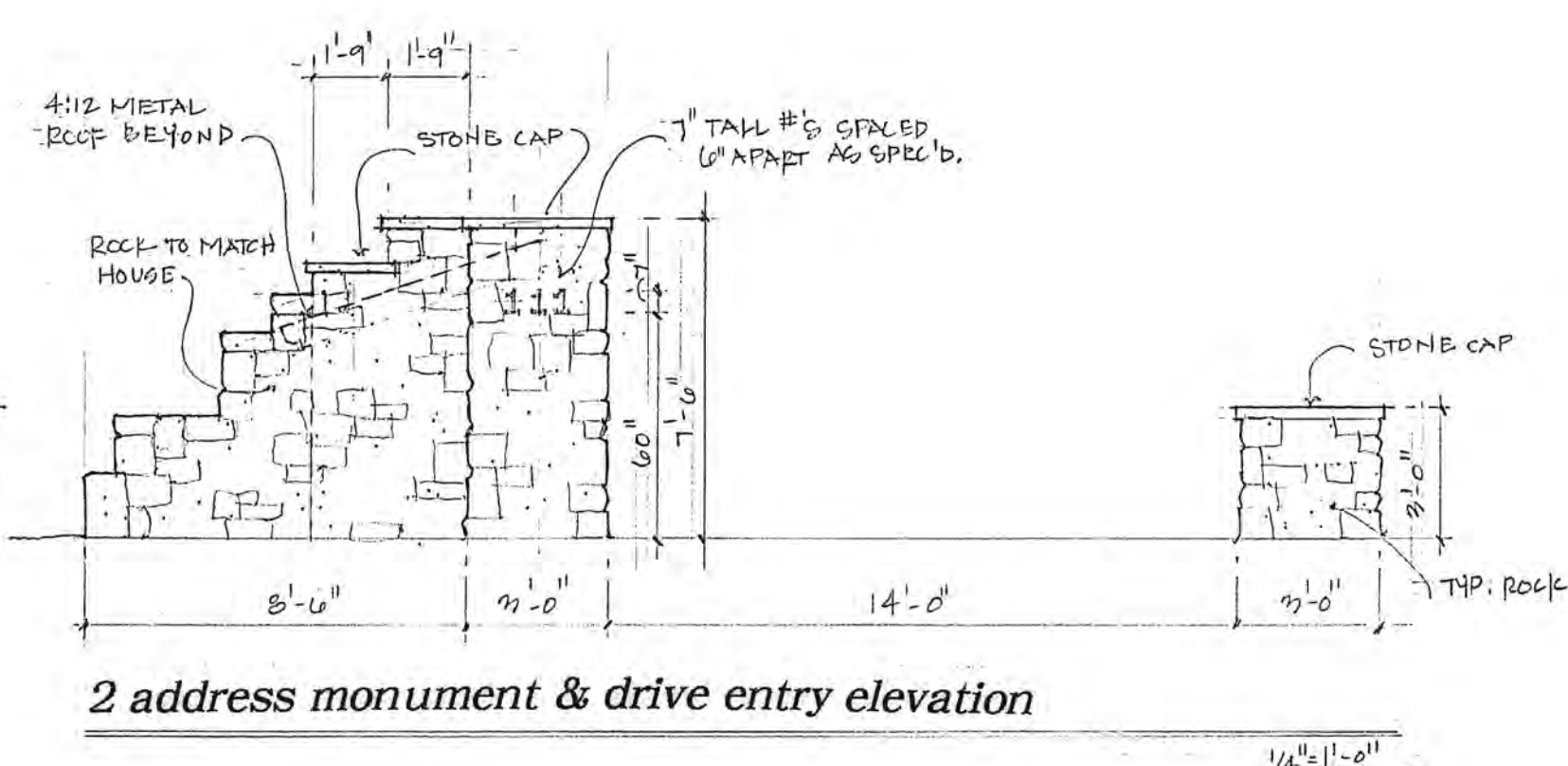
Meter Locations must be
coordinated and approved
with the Utility Provider.



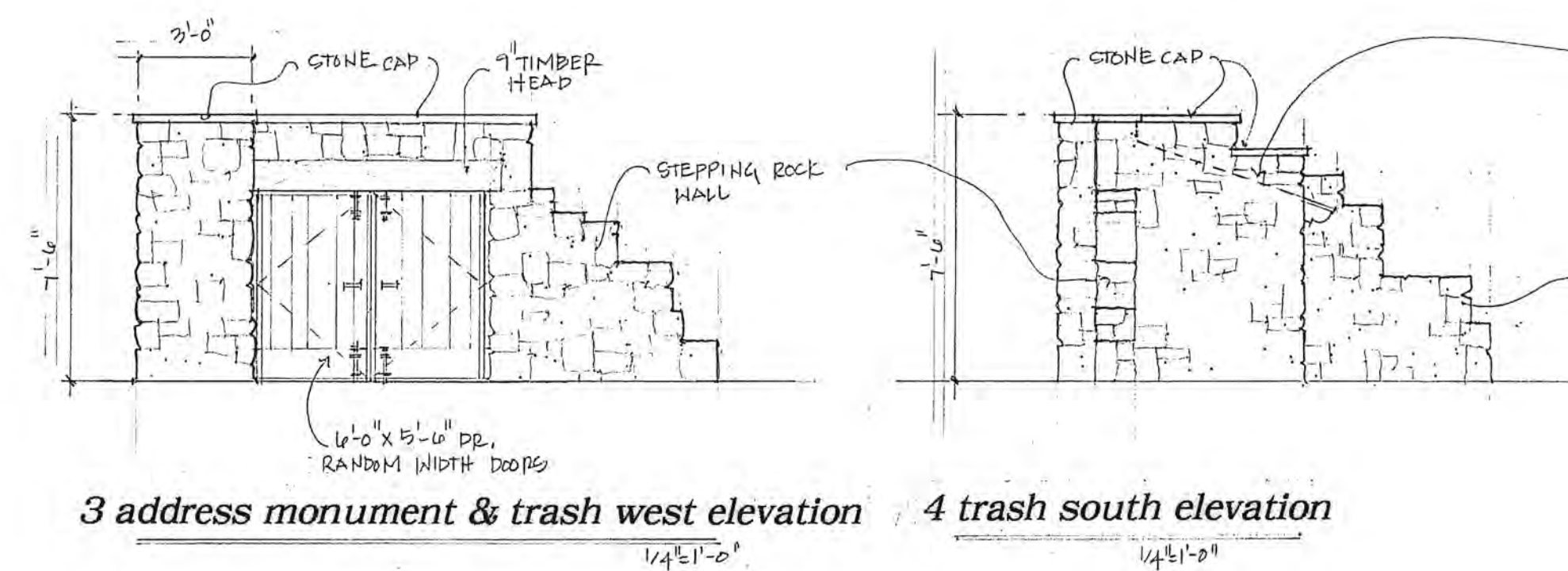
TIPPETT SEASE BAKER
ARCHITECTURE
OFFICE: 334.647.1314 TSBARCHITECTURE.COM



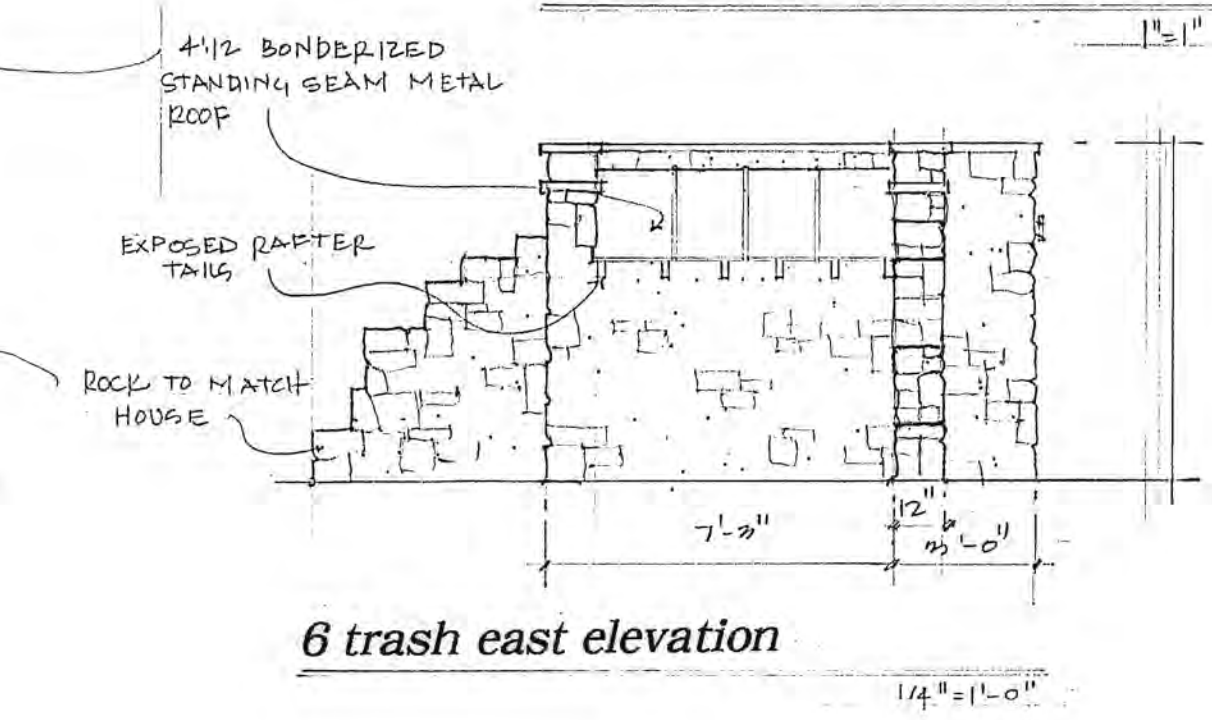
1 address monument & trash area plan



2 address monument & drive entry elevation

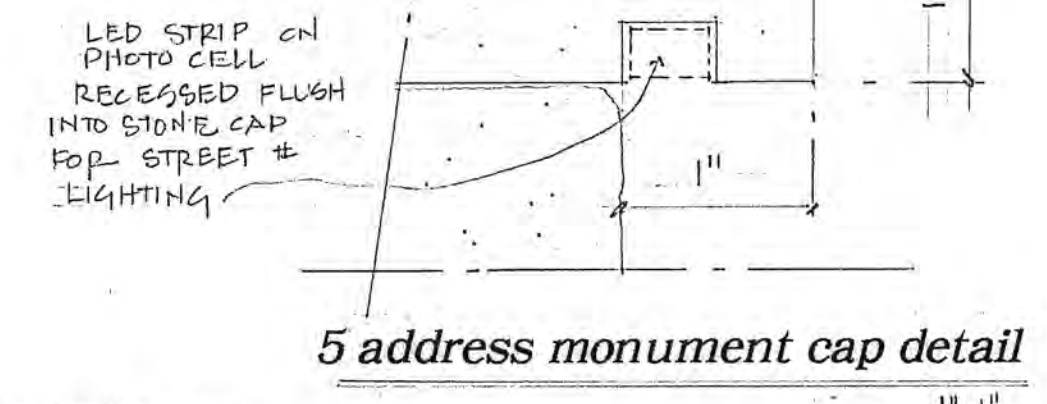


3 address monument & trash west elevation

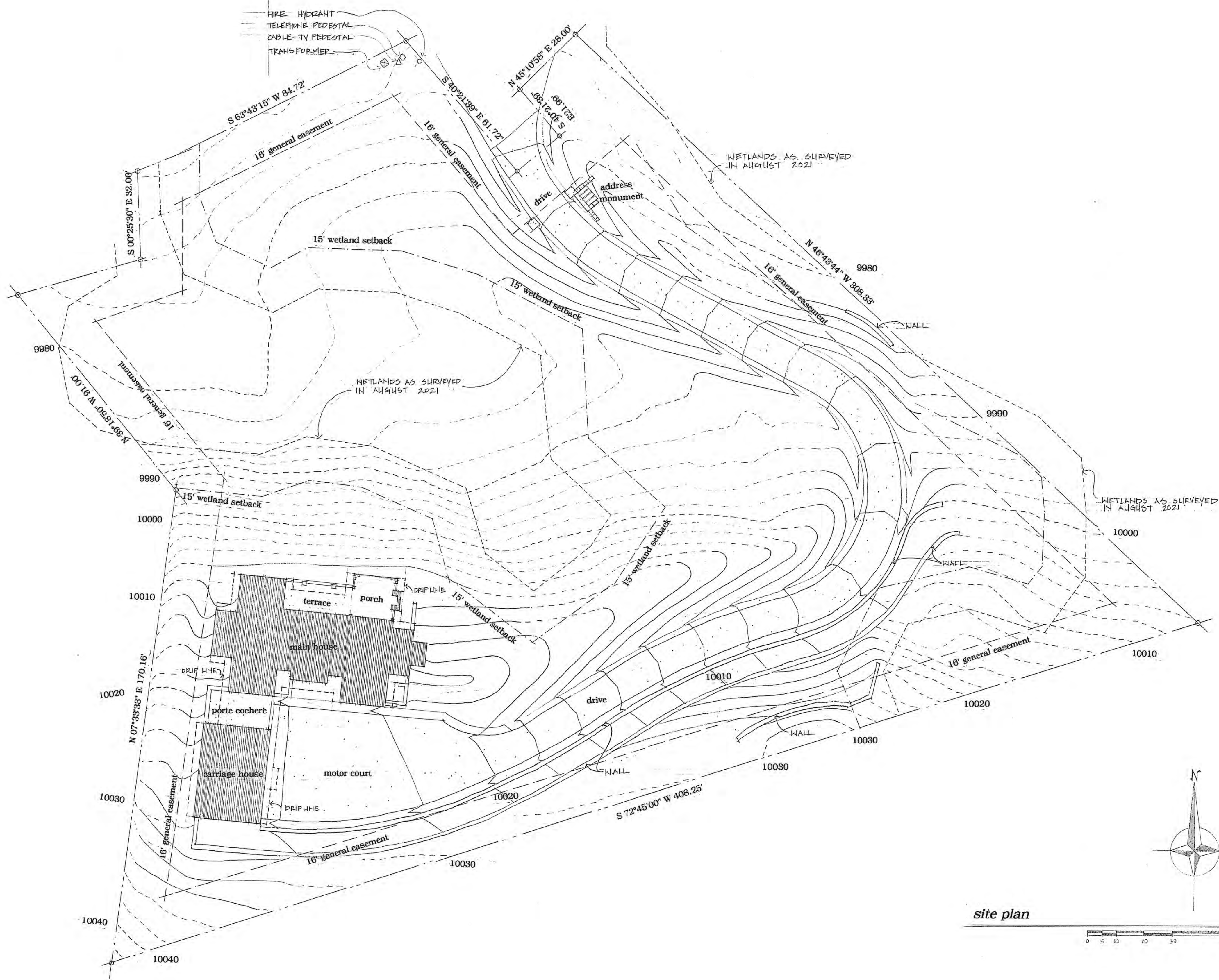


4 trash south elevation

6 trash east elevation



5 address monument cap detail



site plan

lot 344R summary

Zoning District: Single Family (SF)
Lot Size: 1.72 acres
Maximum Lot Coverage: 22478.98 sq. ft.
Lot Coverage: 11127.5 sq. ft.
Maximum Building Height: 33'-3"
Maximum Average Building Height: 28'-3"
Average Building Height: 24'-6"
Required Parking: 2 enclosed, 1 surface
Minimum Stone Usage: 35%
Stone Usage: 45%
Maximum Window Area: 40%
Window Area: 20%

This drawing is an instrument of service and the property of TIPPETT SEASE BAKER ARCHITECTURE, LLC, not to be reproduced, in whole or part, without the express consent of TIPPETT SEASE BAKER ARCHITECTURE, LLC. COPYRIGHT All Rights Reserved.

PROJECT:

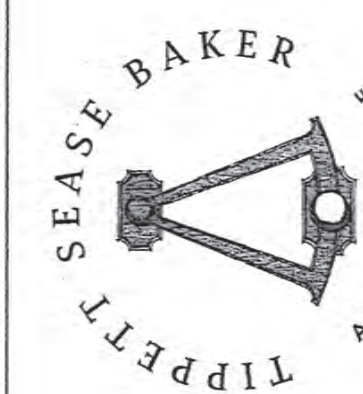
a new residence
for
Melanie & Parker Duffey

Lot 344R
Mountain Village, CO

DATE: November 3, 2021

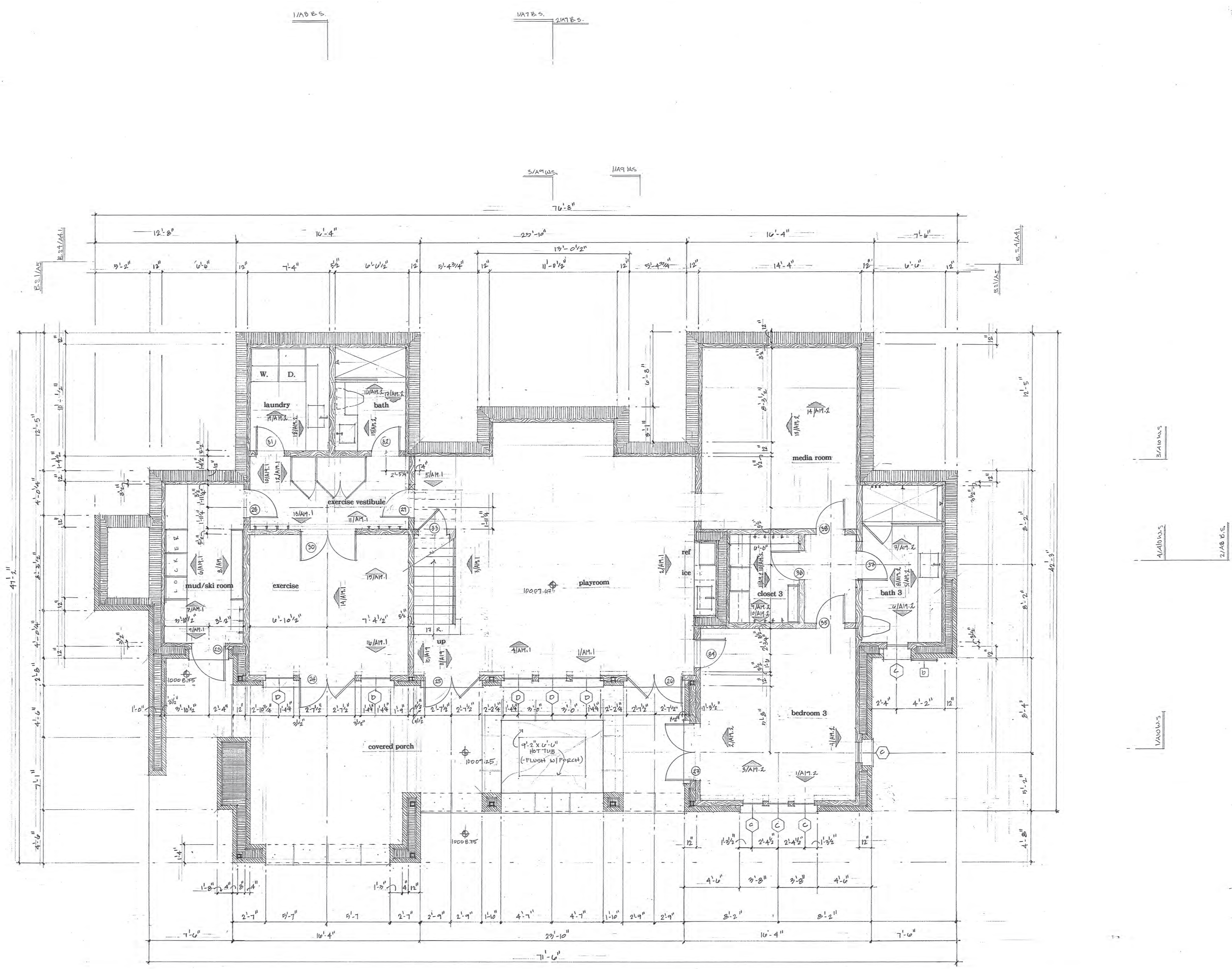
TITLE: site plan

SHEET No:
A0



TIPPET SEASE BAKER
ARCHITECTURE

OFFICE: 334.647.1314 TSBARCHITECTURE.COM



basement floor plan

1/4" = 1'-0"

This drawing is an instrument of service and the property of TIPPETT SEASE BAKER ARCHITECTURE, LLC. It is to be reproduced in whole or part, without the express consent of TIPPETT SEASE BAKER ARCHITECTURE, LLC. COPYRIGHT All Rights Reserved.

PROJECT:

a new residence
for
Melanie &
Parker Duffey

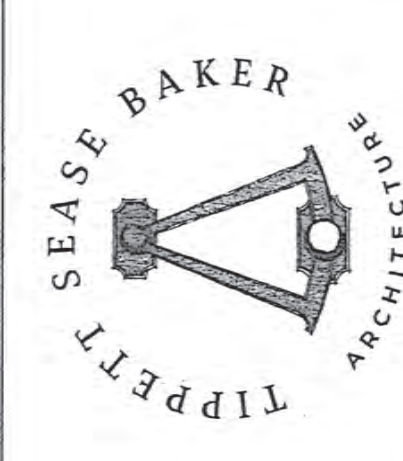
Lot 344R
Mountain Village, CO

DATE: November 3, 2021

TITLE: basement floor plan

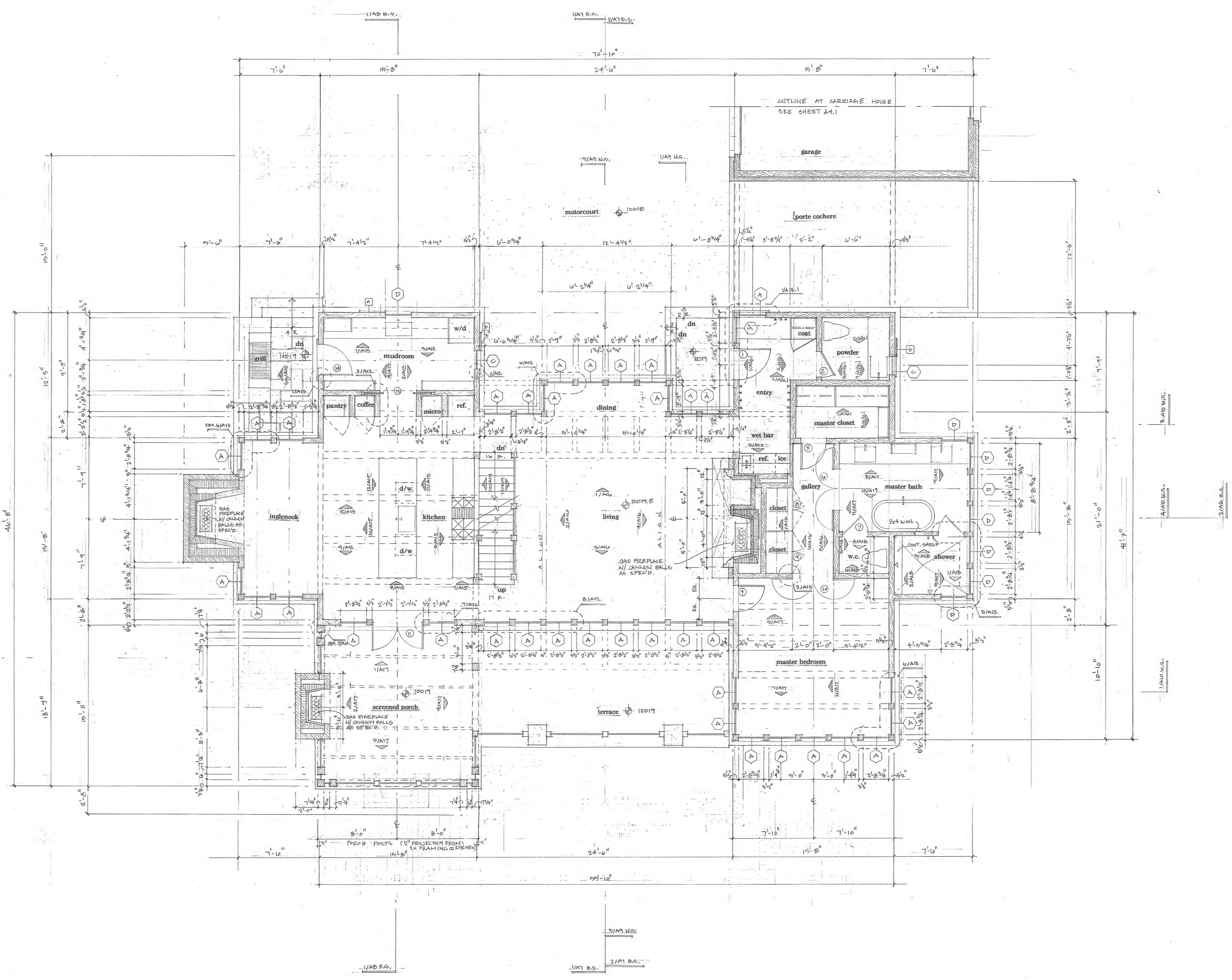
SHEET No:

A1



TIPPETT SEASE BAKER ARCHITECTURE

OFFICE: 334.647.1314 TSBARCHITECTURE.COM

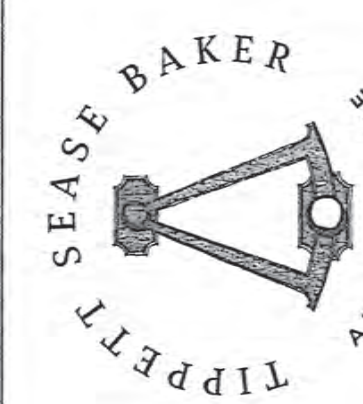


first floor plan

This drawing is an instrument of service and the property of TIPPETT SEASE BAKER ARCHITECTURE, L.L.C. and shall be reproduced in whole or part without the express consent of TIPPETT SEASE BAKER ARCHITECTURE, L.L.C. COPYRIGHT AS RIGHTS RESERVED

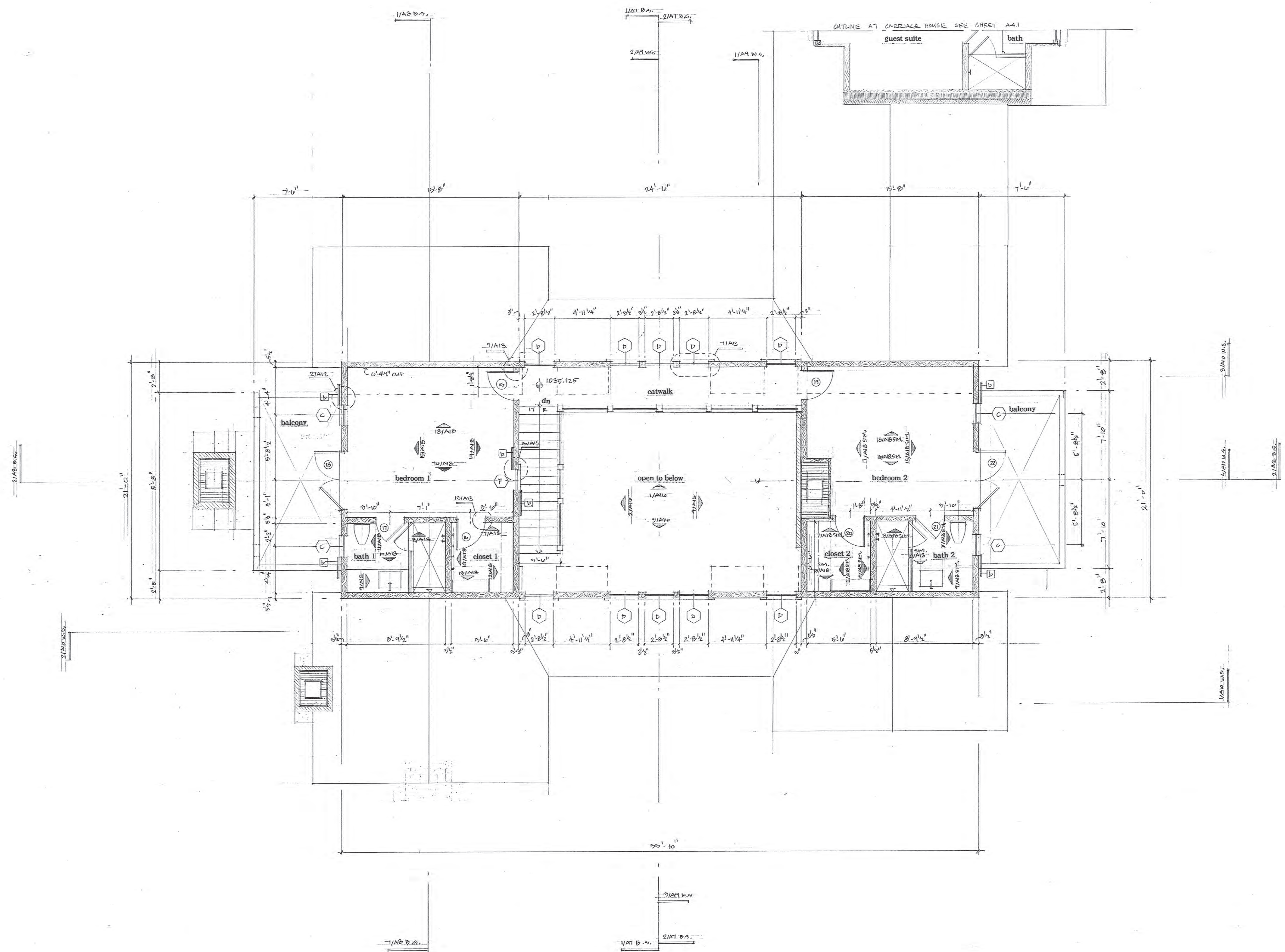
PROJECT:	a new residence for Melanie & Parker Duffey
DATE:	November 3, 2021
TITLE:	first floor plan
SHEET No:	A2

Lot 344R Mountain Village, CO



TIPPETT SEASE BAKER ARCHITECTURE

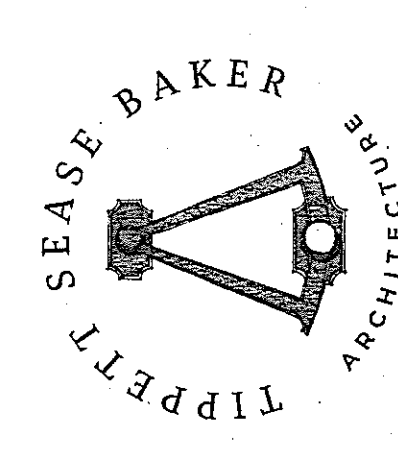
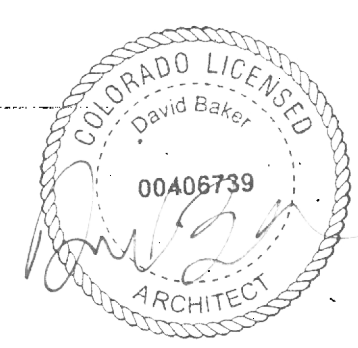
OFFICE: 334.647.1314 TSBARCHITECTURE.COM



second floor plan 1/4" = 1'-0"

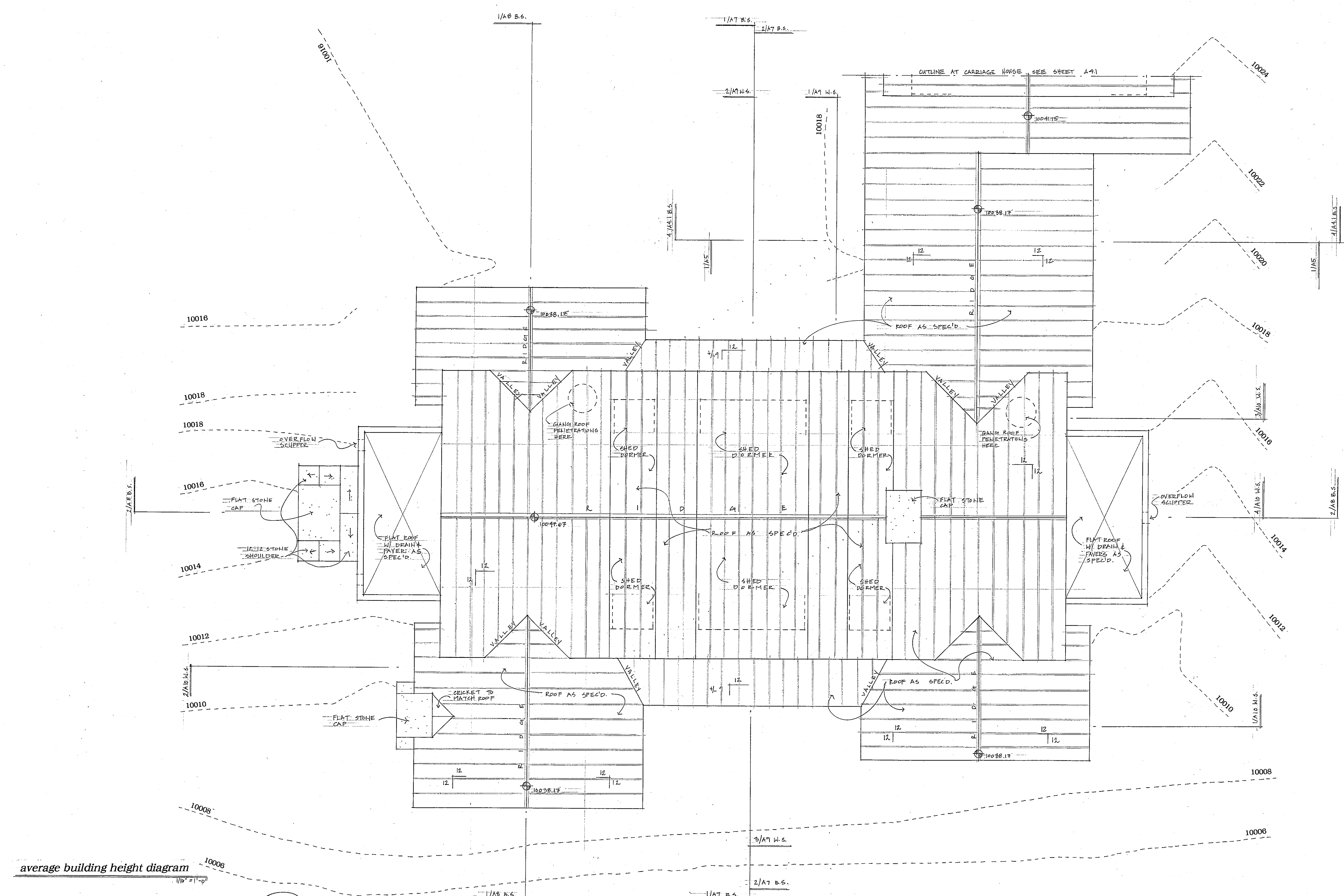
This drawing is an instrument of service, and the property of TIPPETT SEASE BAKER ARCHITECTURE, LLC. It is to be reproduced, in whole or part, without the express consent of TIPPETT SEASE BAKER ARCHITECTURE, LLC.
COPYRIGHT
All Rights Reserved

PROJECT:
a new residence for Melanie & Parker Duffey
Lot 344R Mountain Village, CO
DATE: November 3, 2021
TITLE: second floor plan
SHEET No: A3

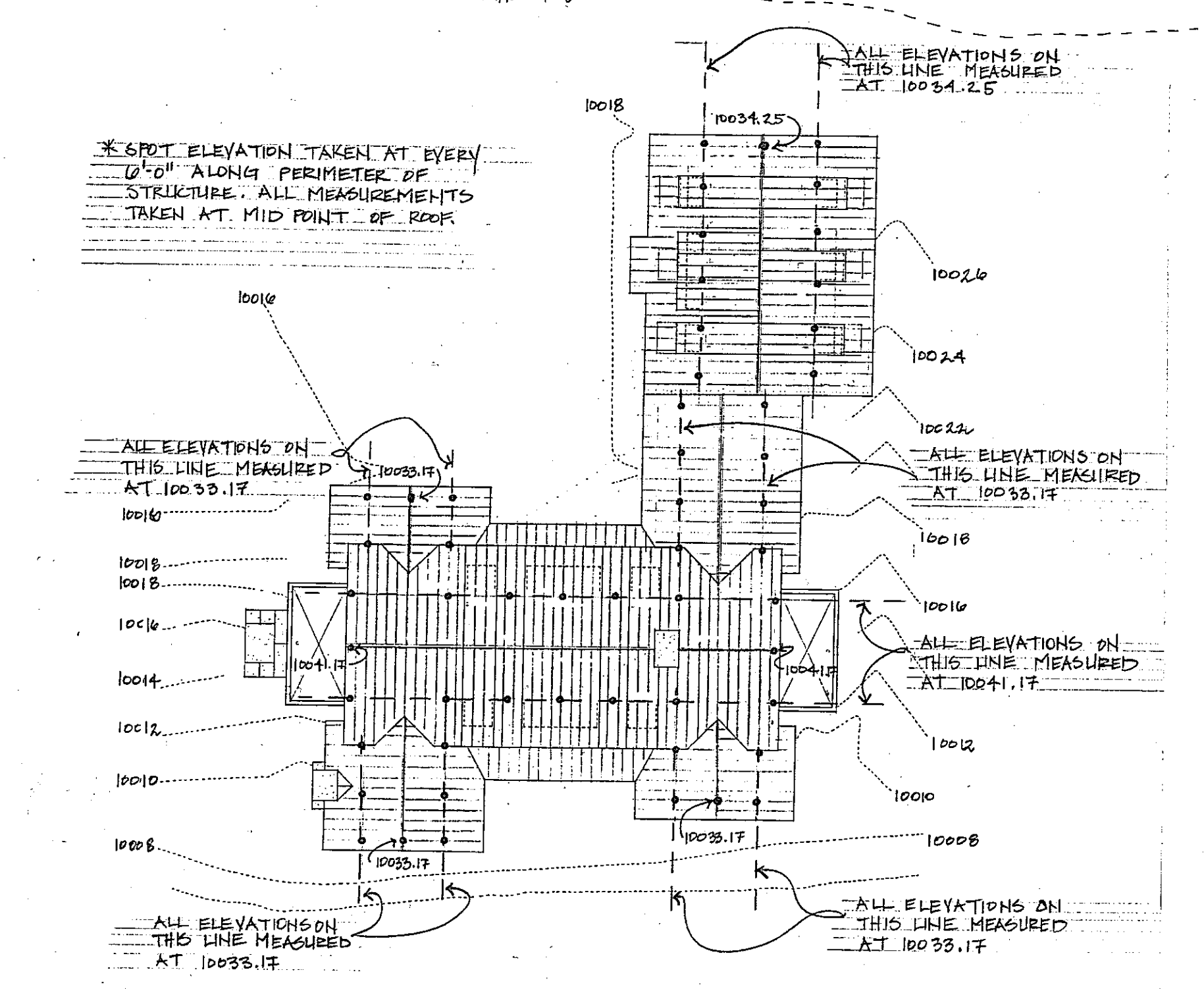


TIPPETT SEASE BAKER ARCHITECTURE

OFFICE: 334.647.1314 TSBARCHITECTURE.COM



average building height diagram

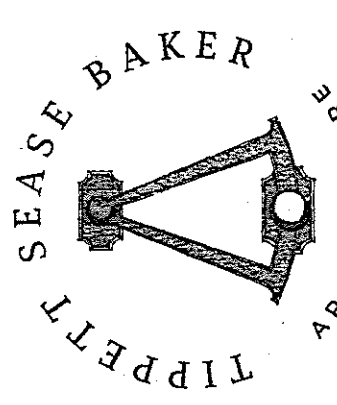
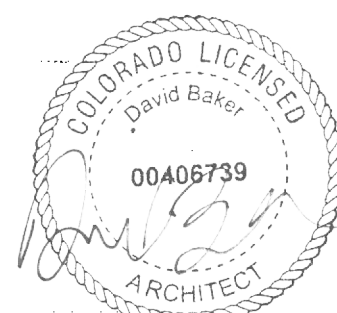


roof plan

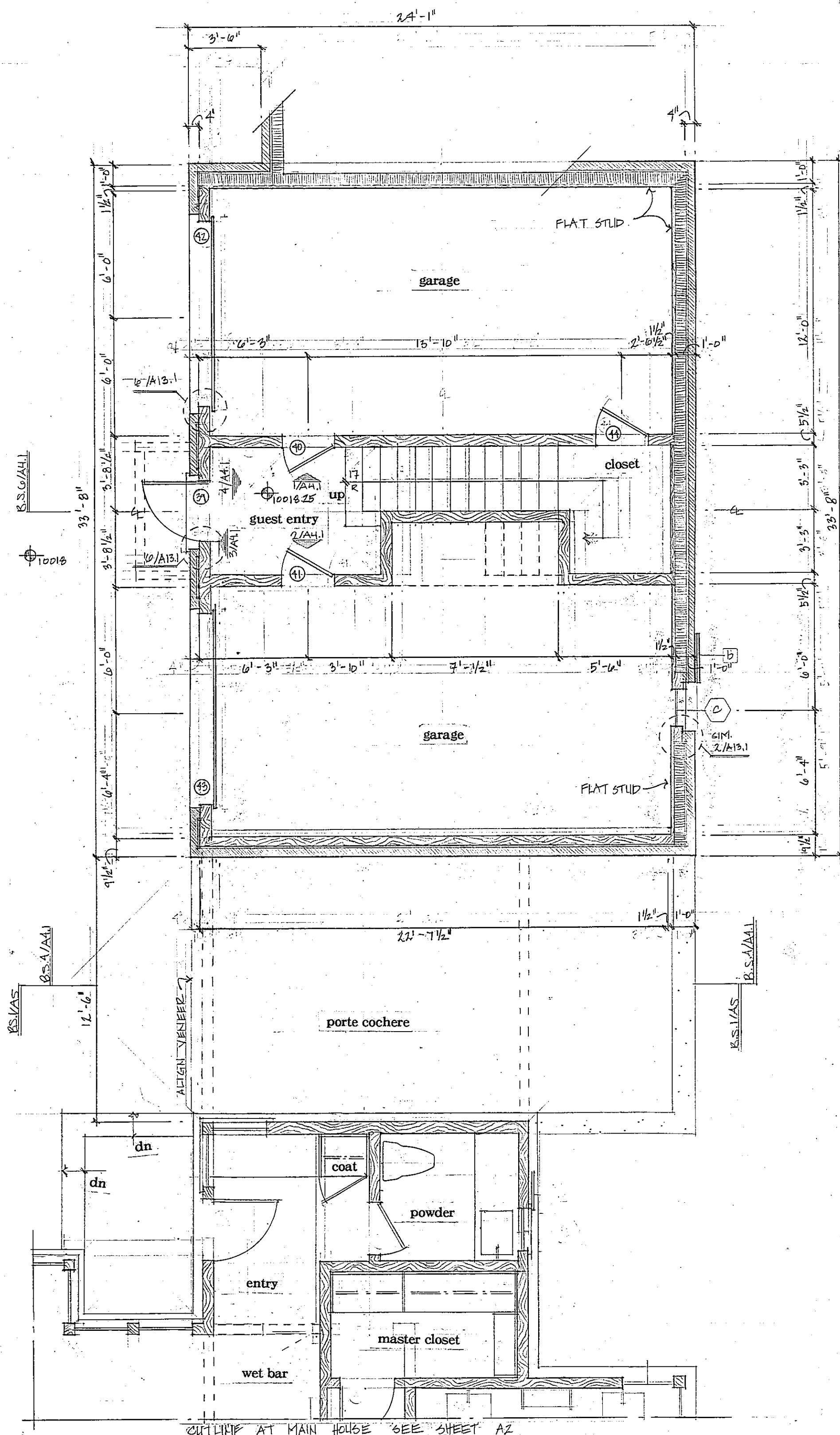
1/8" = 1'-0"

This drawing is an instrument of service, and the property of TIPPETT SEASE BAKER ARCHITECTURE, LLC, INC. to be reproduced, in whole or in part, without the express consent of TIPPETT SEASE BAKER ARCHITECTURE, LLC. COPYRIGHT © 2011

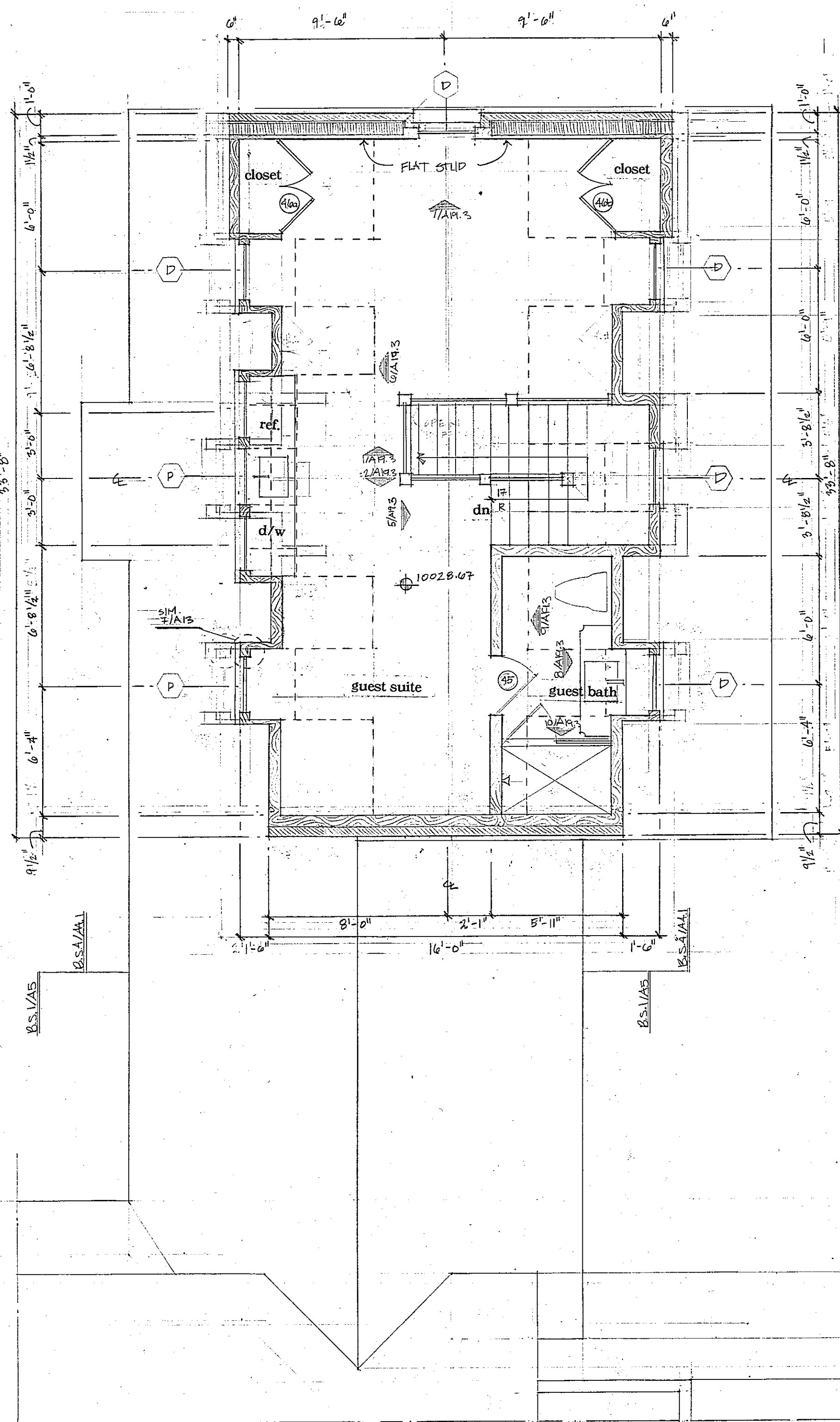
PROJECT:	a new residence for Melanie & Parker Duffey
DATE:	November 3, 2011
TITLE:	roof plan
SHEET NO.:	A4



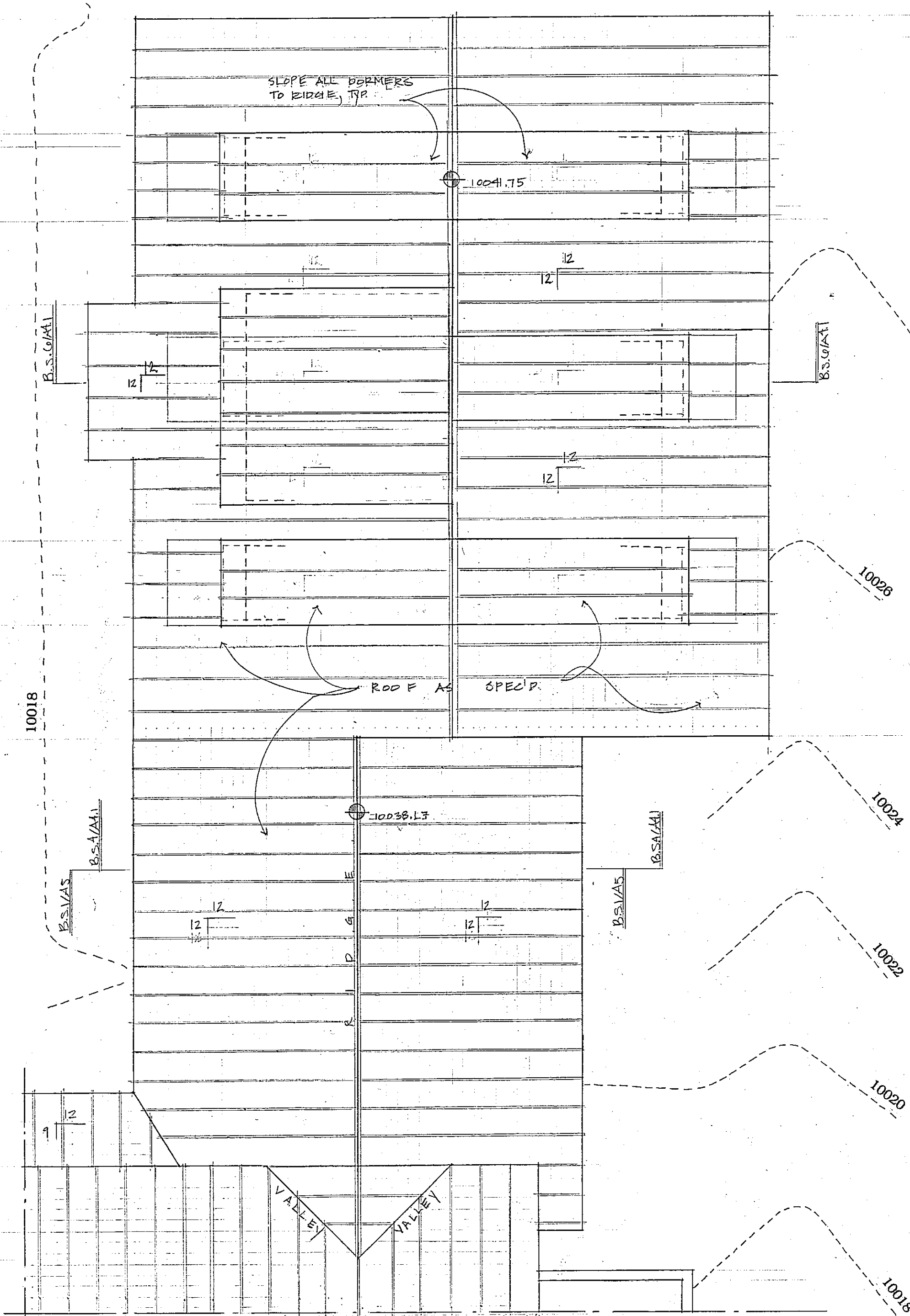
TIPPETT SEASE BAKER ARCHITECTURE
OFFICE: 334.647.1314 TSBARCHITECTURE.COM



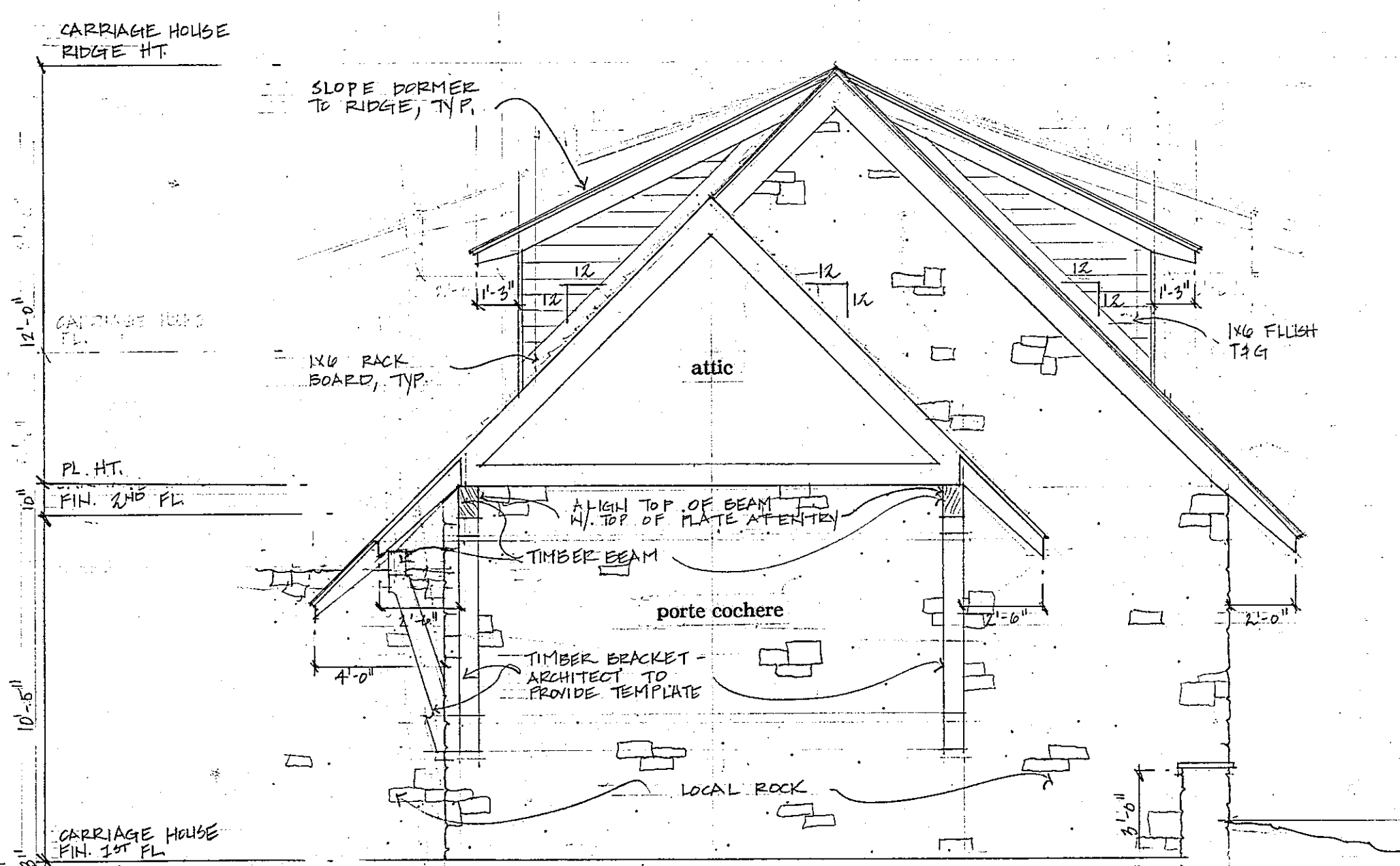
carriage house first floor plan



carriage house second floor plan

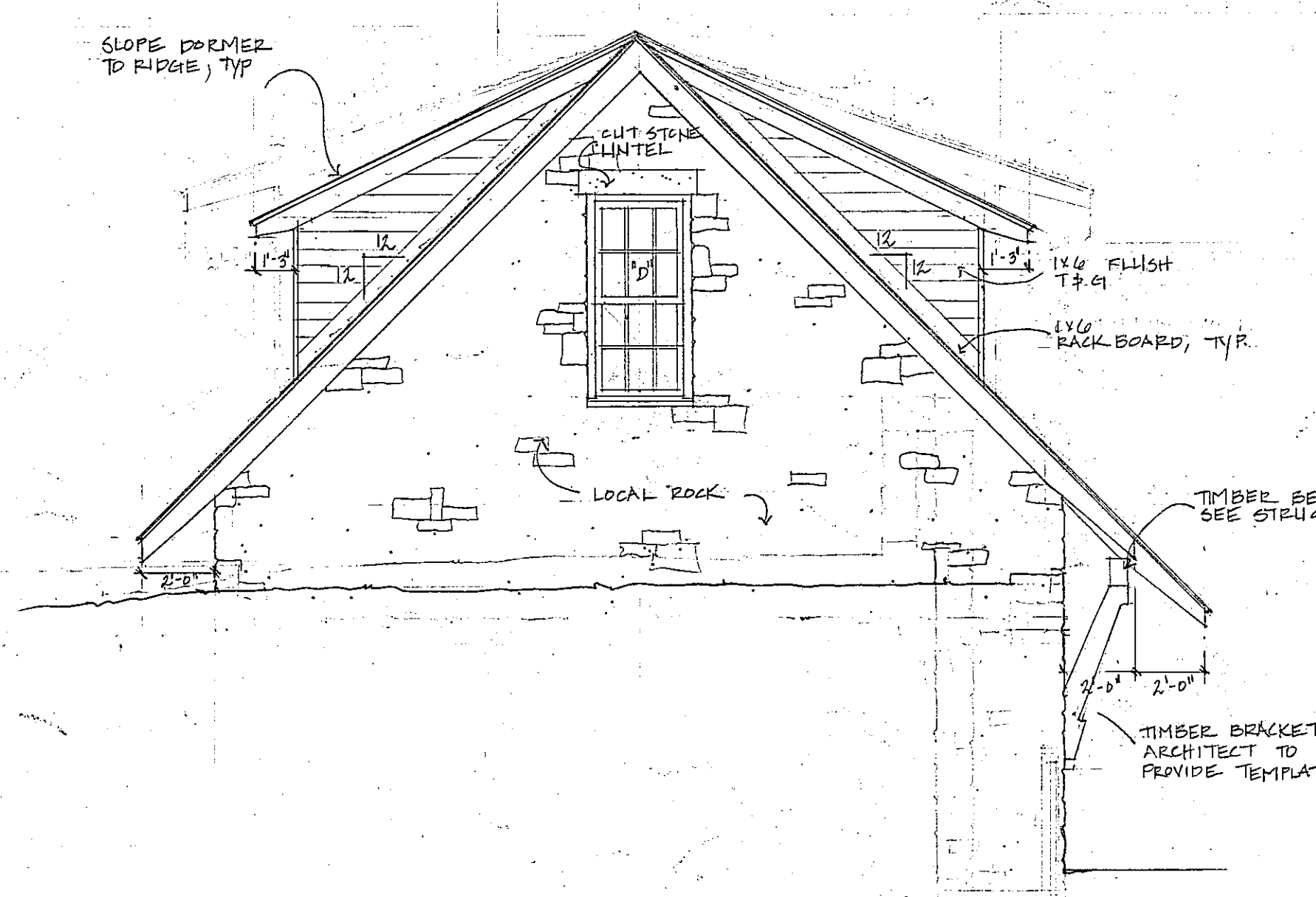


carriage house roof plan



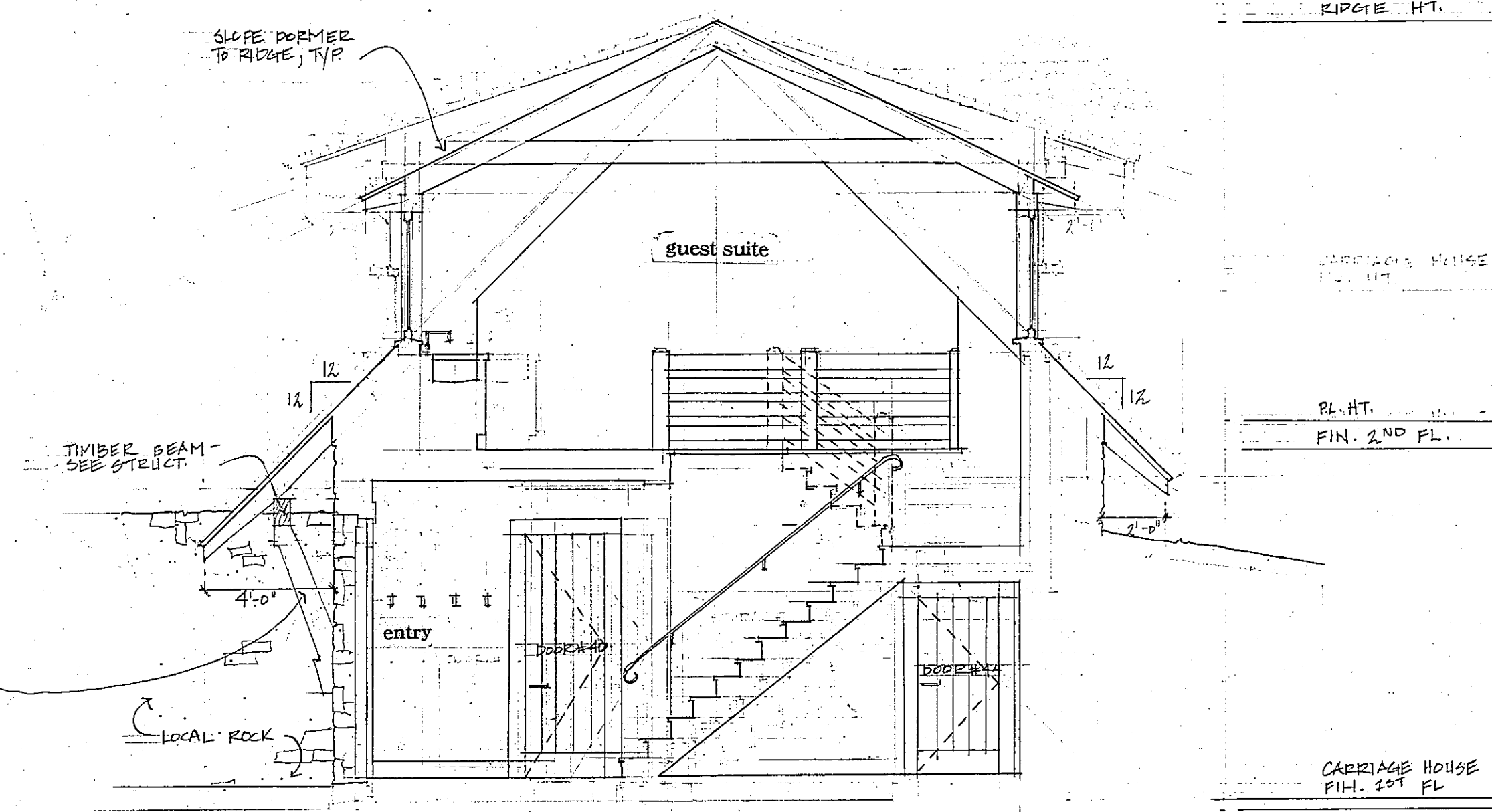
4 building section

GLAZING PERCENTAGE: 0%
STONE PERCENTAGE: 100%



5 carriage house elevation

GLAZING PERCENTAGE: 4%
STONE PERCENTAGE: 94%



6 building section

This drawing is an instrument of service and the property of TIPPETT SEASE BAKER ARCHITECTURE, LLC. Not to be reproduced, in whole or in part, without the express consent of TIPPETT SEASE BAKER ARCHITECTURE, LLC. Copyright All Rights Reserved

PROJECT:

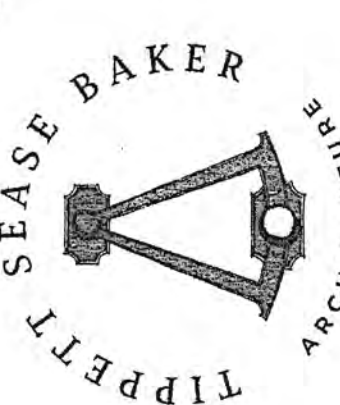
a new residence for
Melanie & Parker Duffey

Lot 344R
Mountain Village, CO

DATE: November 3, 2021

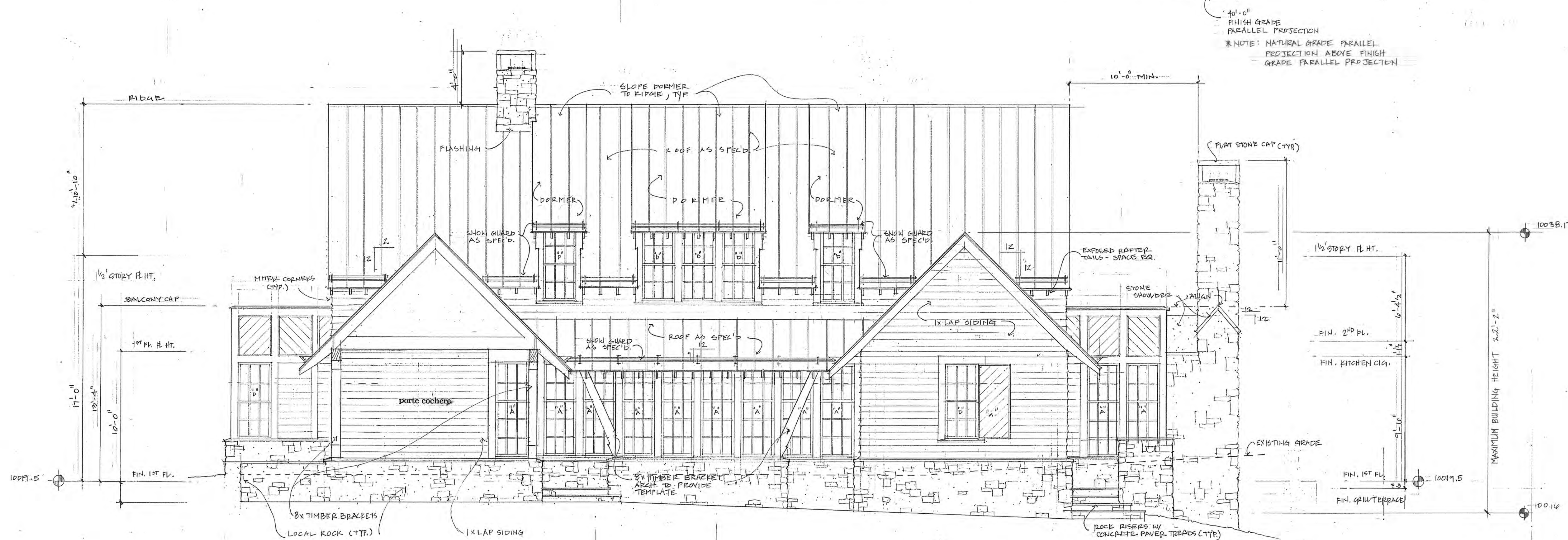
TITLE: carriage house
floor plans, roof plan,
elevations, & building section

SHEET No:
A4.1



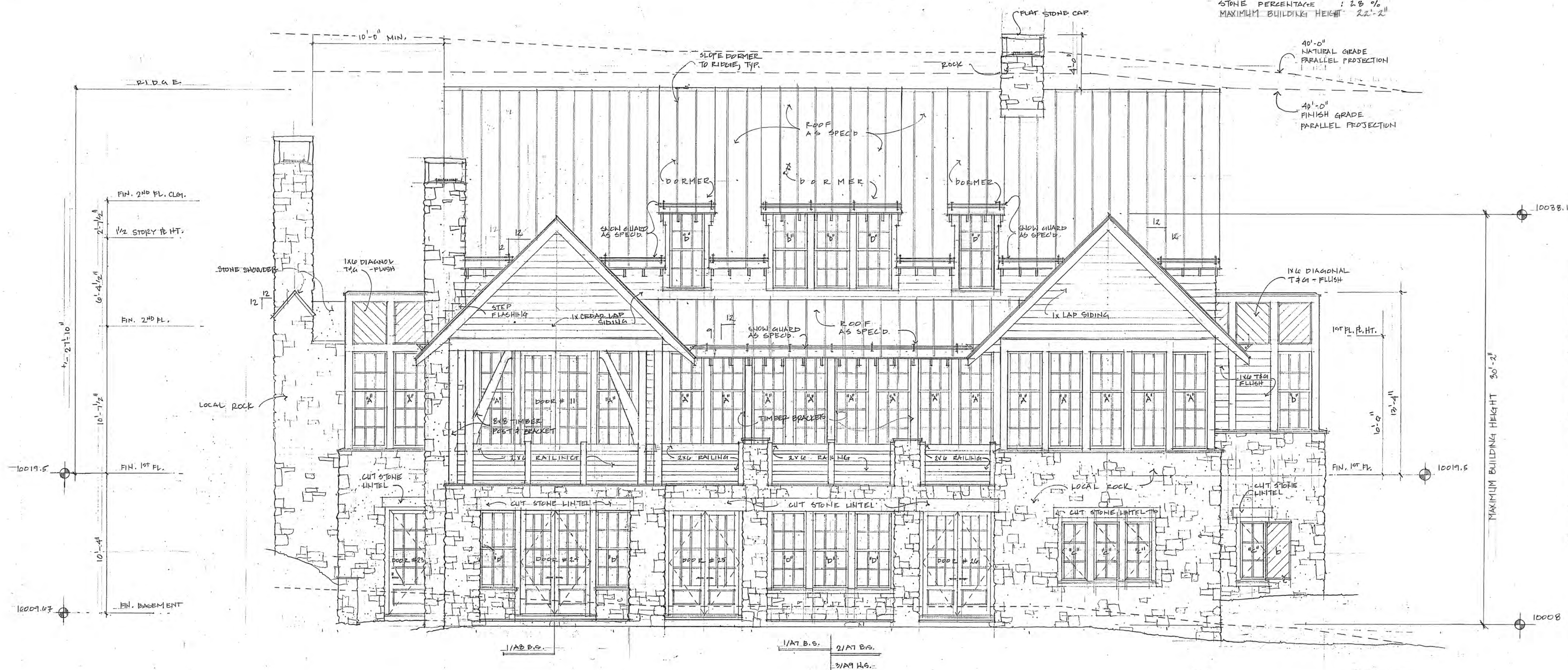
TIPPETT SEASE BAKER ARCHITECTURE

OFFICE: 334.697.1314 TSBARCHITECTURE.COM



1 building section & entry elevation

AVERAGE BUILDING HEIGHT: 22'-5"
GLAZING PERCENTAGE: 20%
STONE PERCENTAGE: 28%
MAXIMUM BUILDING HEIGHT: 22'-2"



2 north elevation

AVERAGE BUILDING HEIGHT: 30'-3"
GLAZING PERCENTAGE: 35%
STONE PERCENTAGE: 24%
MAXIMUM BUILDING HEIGHT: 30'-2"

building height

MAX BUILDING HEIGHT 1/A5	22'-2"
MAX BUILDING HEIGHT 2/A5	30'-2"
MAX BUILDING HEIGHT 1/A6	31'-9"
MAX BUILDING HEIGHT 2/A6	38'-9"
AVERAGE MAX BUILDING HEIGHT	29'-6"
AVERAGE HEIGHT 1/A5	22'-5"
AVERAGE HEIGHT 2/A5	30'-3"
AVERAGE HEIGHT 1/A6	29'-9"
AVERAGE HEIGHT 2/A6	38'-9"
AVERAGE BUILDING HEIGHT	29'-6"

building design percentages

TOTAL GLAZING PERCENTAGE	20%
TOTAL STONE PERCENTAGE	15%

This drawing is an instrument of service and the property of TIPPETT SEASE BAKER ARCHITECTURE, LLC. It is to be reproduced, whole or in part, without the express consent of TIPPETT SEASE BAKER ARCHITECTURE, LLC. Copyright All Rights Reserved

PROJECT:

a new residence for Melanie & Parker Duffey

Lot 344R Mountain Village, CO

DATE: November 3, 2021

TITLE: exterior elevation

SHEET No: A5



TIPPETT SEASE BAKER ARCHITECTURE

OFFICE: 334.647.1314 TSBARCHITECTURE.COM

This drawing is an instrument of service and the property of TIPPETT SEASE BAKER ARCHITECTURE, L.L.C. and shall be reproduced, in whole or in part, without the express consent of TIPPETT SEASE BAKER ARCHITECTURE, L.L.C. COPYRIGHT © All Rights Reserved

PROJECT:

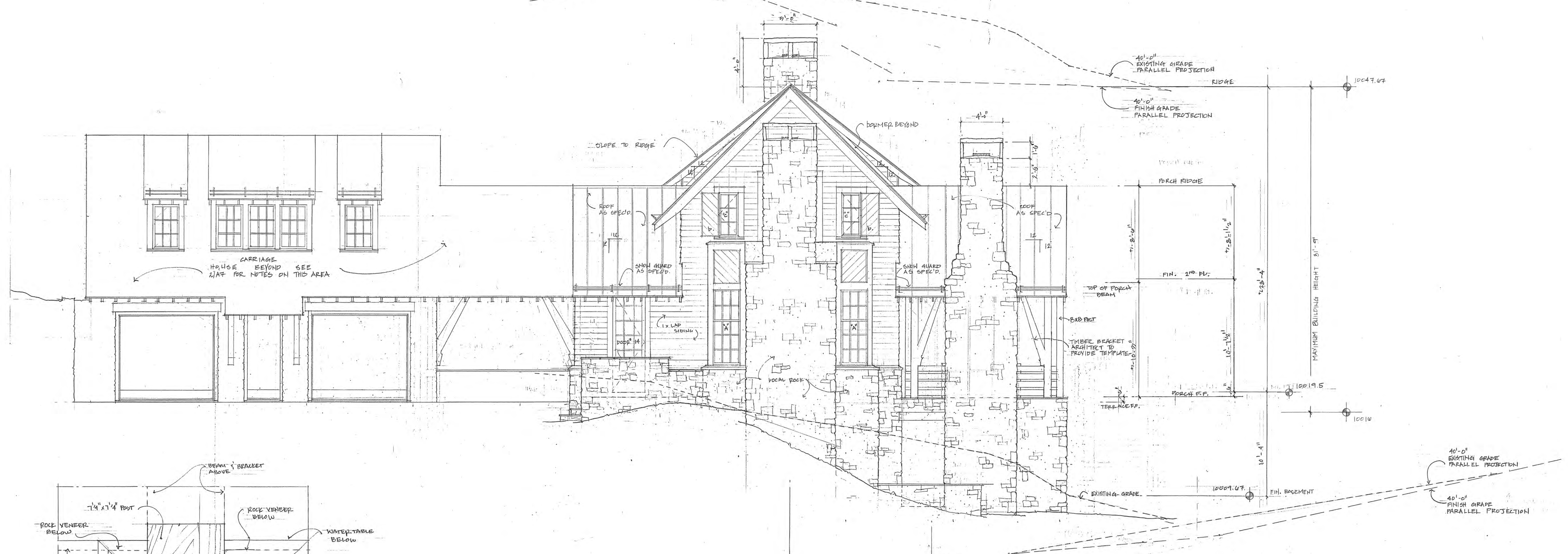
a new residence for
Melanie & Parker Duffey

Lot 344R
Mountain Village, CO

DATE: November 3, 2021

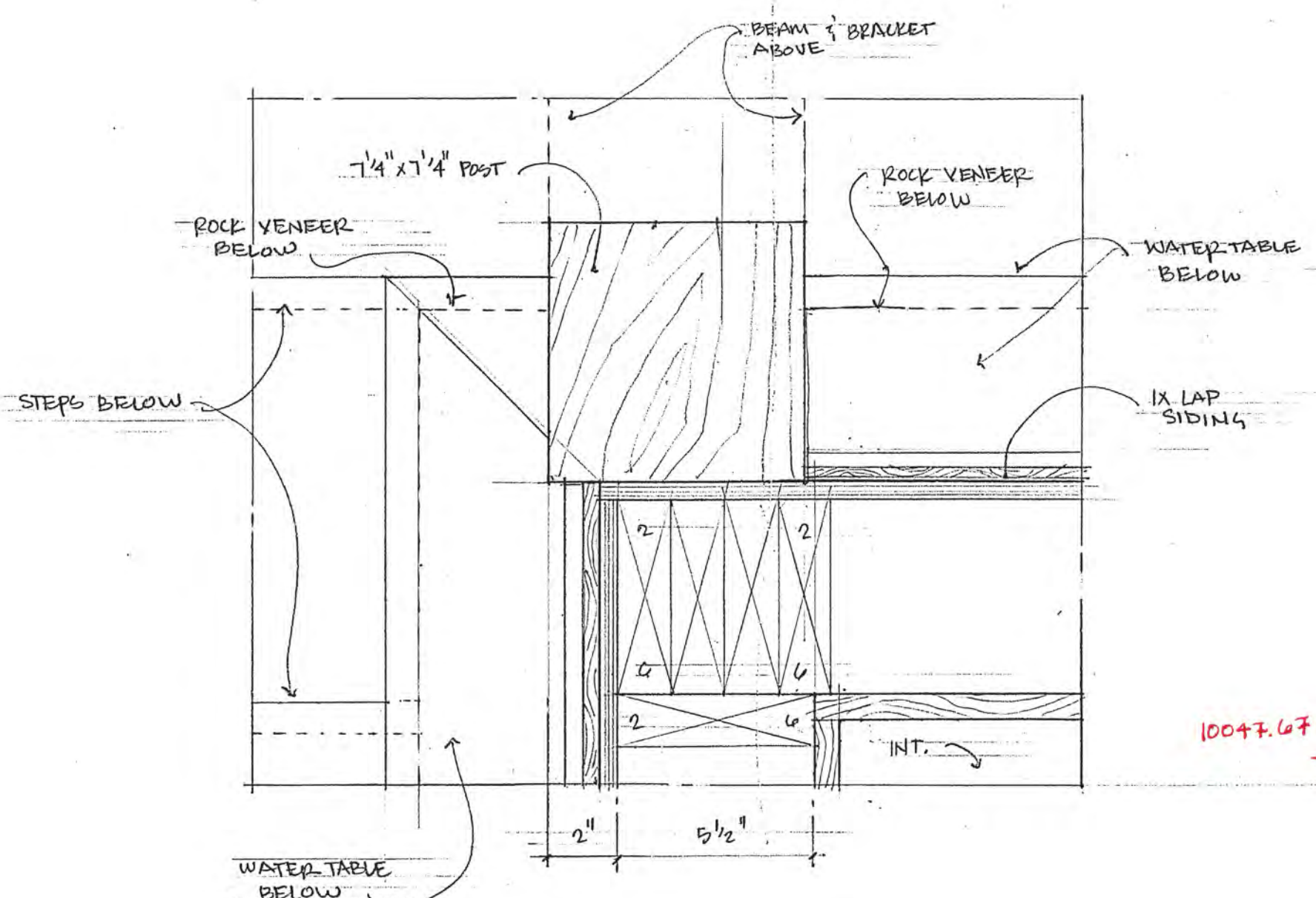
TITLE:
exterior elevation

SHEET No:
A6

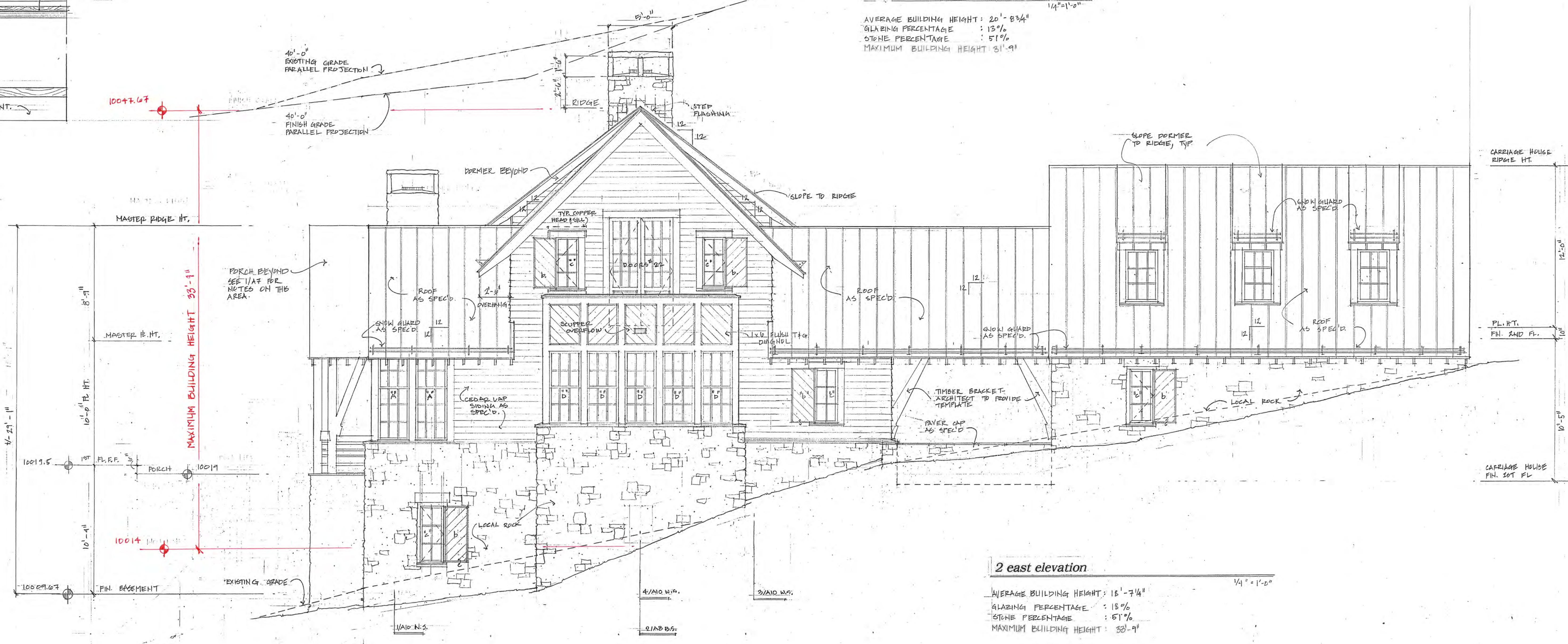


1 west elevation

AVERAGE BUILDING HEIGHT : 26'-8 3/4"
GLAZING PERCENTAGE : 13%
STONE PERCENTAGE : 51%
MAXIMUM BUILDING HEIGHT 31'-9"



3 corner detail



2 east elevation

AVERAGE BUILDING HEIGHT : 16'-7 1/4"
GLAZING PERCENTAGE : 15%
STONE PERCENTAGE : 51%
MAXIMUM BUILDING HEIGHT : 33'-9"



TIPPETT SEASE BAKER
ARCHITECTURE

OFFICE: 384. 667. 1314 TSBARCHITECTURE.COM

This drawing is an instrument of service and the property of TIPPETT SEASE BAKER ARCHITECTURE, LLC. It is to be reproduced, in whole or in part, without the written consent of TIPPETT SEASE BAKER ARCHITECTURE, LLC. COPYRIGHT All Rights Reserved

PROJECT:

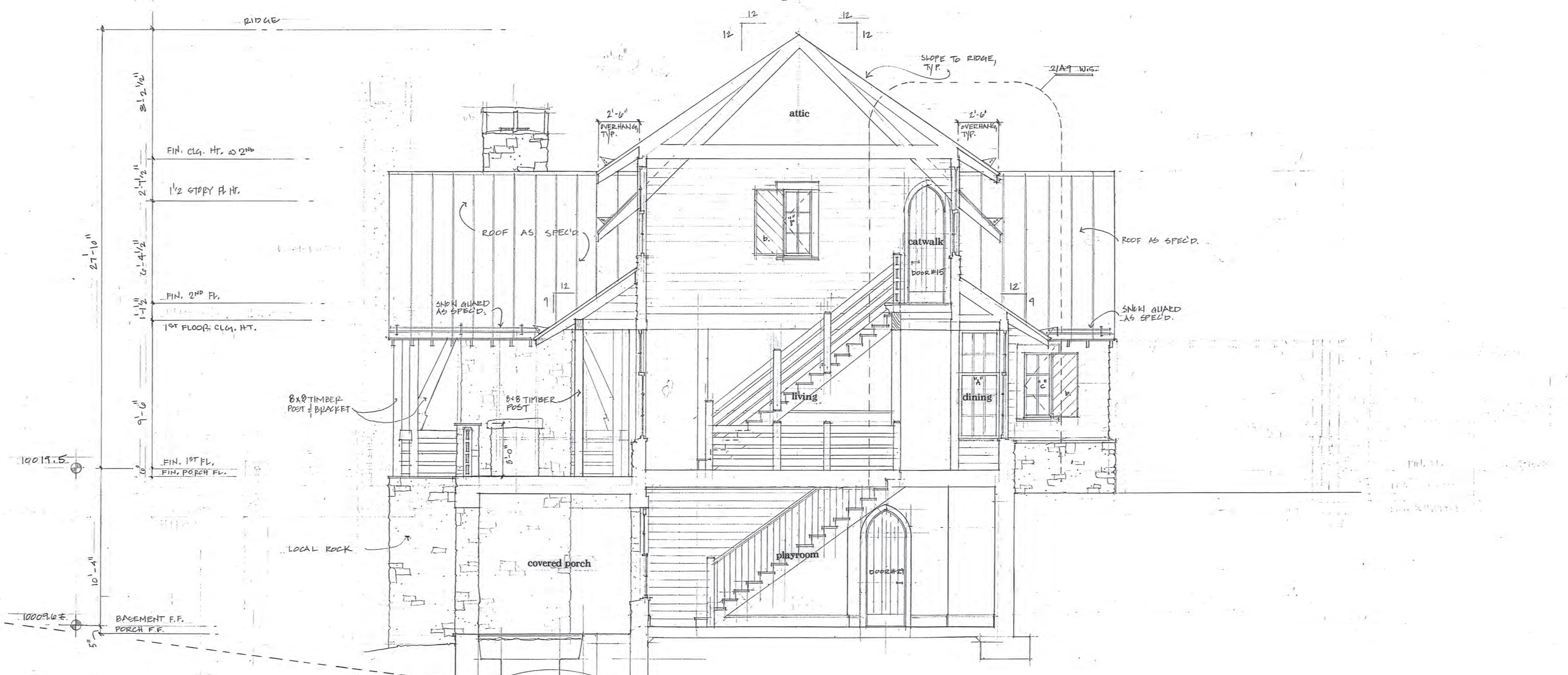
a new residence
for
**Melanie &
Parker Duffey**

Lot 344R
Mountain Village, CO

DATE: November 3, 2021

TITLE:
elevation and building section

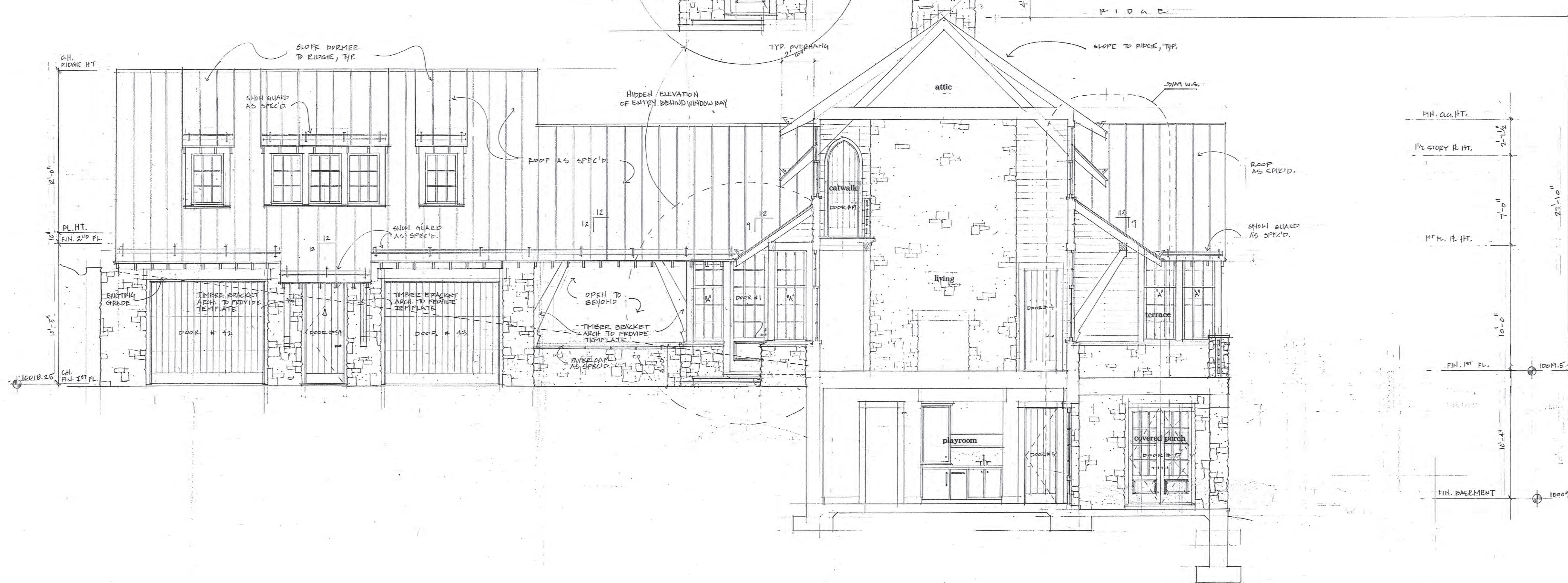
SHEET No:
A7



1 building section & elevation

GLAZING PERCENTAGE: 8%
STONE PERCENTAGE: 38%

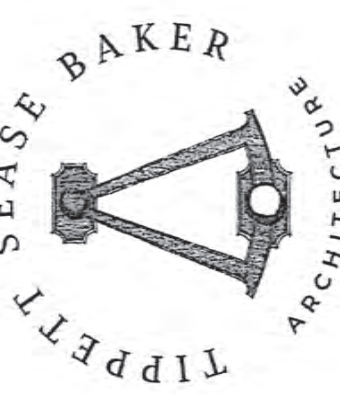
1/4" = 1'-0"



2 carriage house elevation & building section

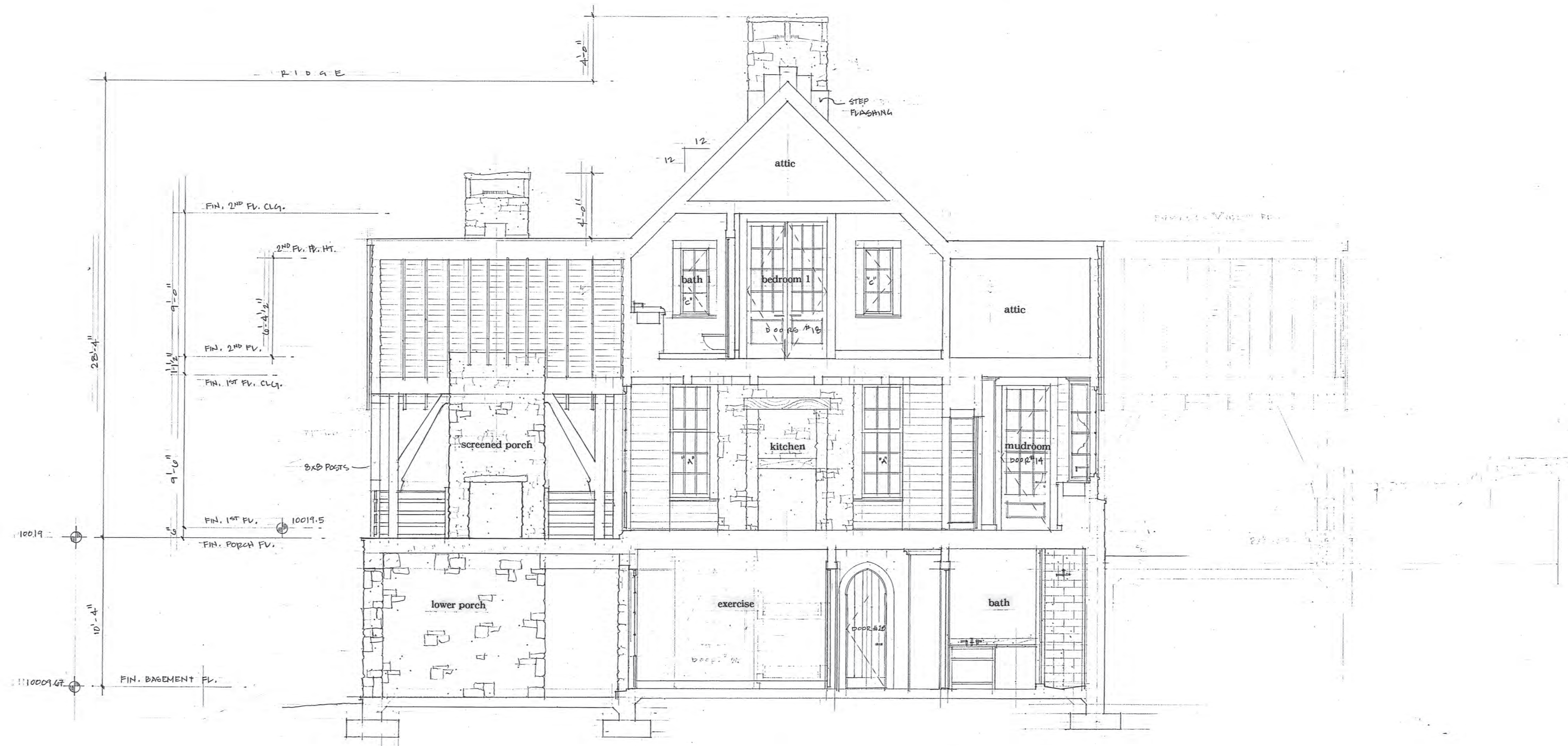
GLAZING PERCENTAGE: 25%
STONE PERCENTAGE: 42%

1/4" = 1'-0"



TIPPETT SEASE BAKER
ARCHITECTURE

OFFICE: 334. 647. 1314 TSBARCHITECTURE.COM



1 building section



2 building section

This drawing is an instrument of service and the property of TIPPETT SEASE BAKER ARCHITECTURE, LLC. It is to be reproduced in whole or part, without the express consent of TIPPETT SEASE BAKER ARCHITECTURE, LLC. COPYRIGHT All Rights Reserved

PROJECT:

a new residence
for
Melanie &
Parker Duffey

Lot 344R
Mountain Village, CO

DATE: November 3, 2021

TITLE:
building sections

SHEET No:
A8



This drawing is an instrument of service and the property of TIPPETT SEASE BAKER ARCHITECTURE, LLC. It is to be used only for the project and site specified herein. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, without the express consent of TIPPETT SEASE BAKER ARCHITECTURE, LLC.

PROJECT:

a new residence for **Melanie & Parker Duffey**

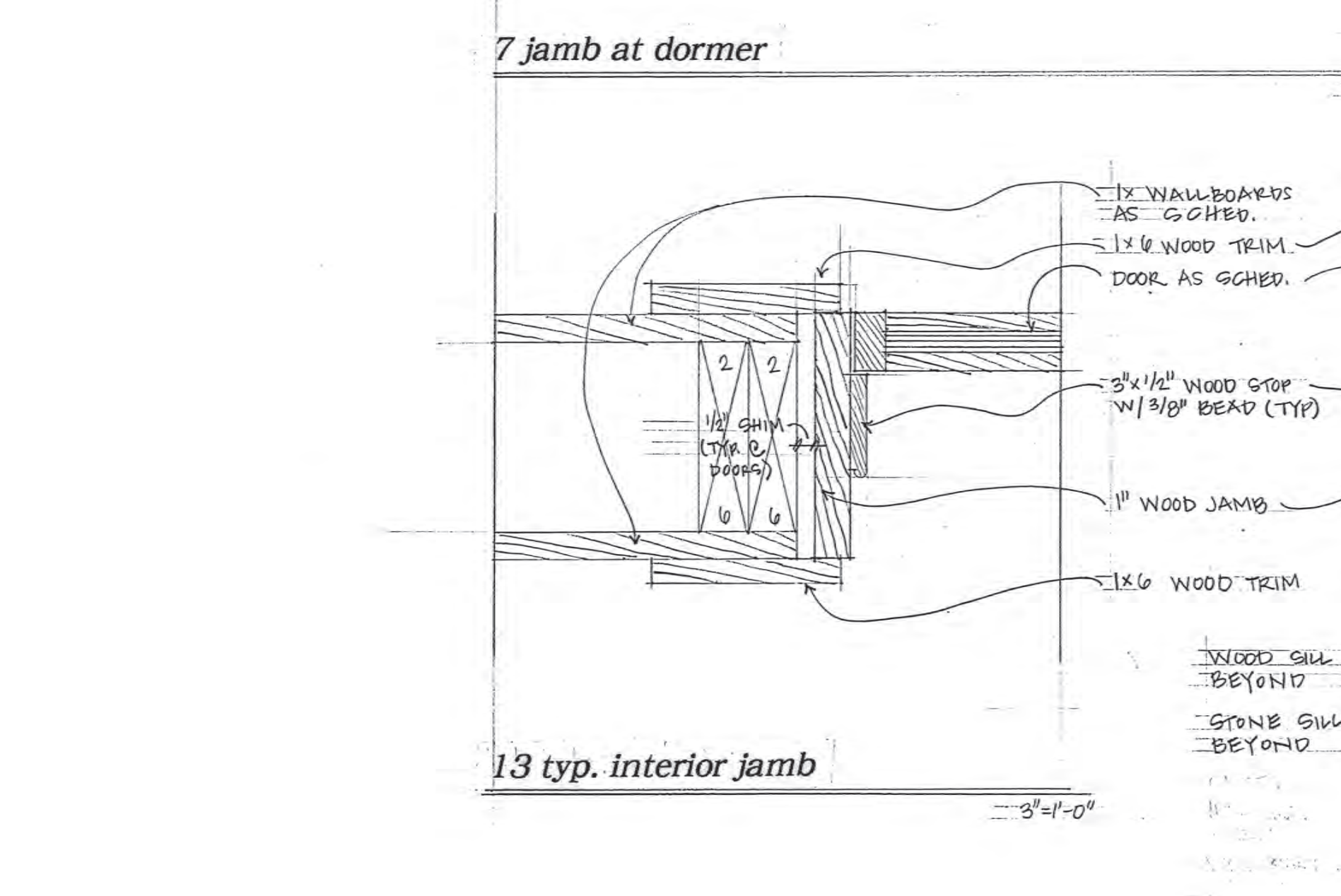
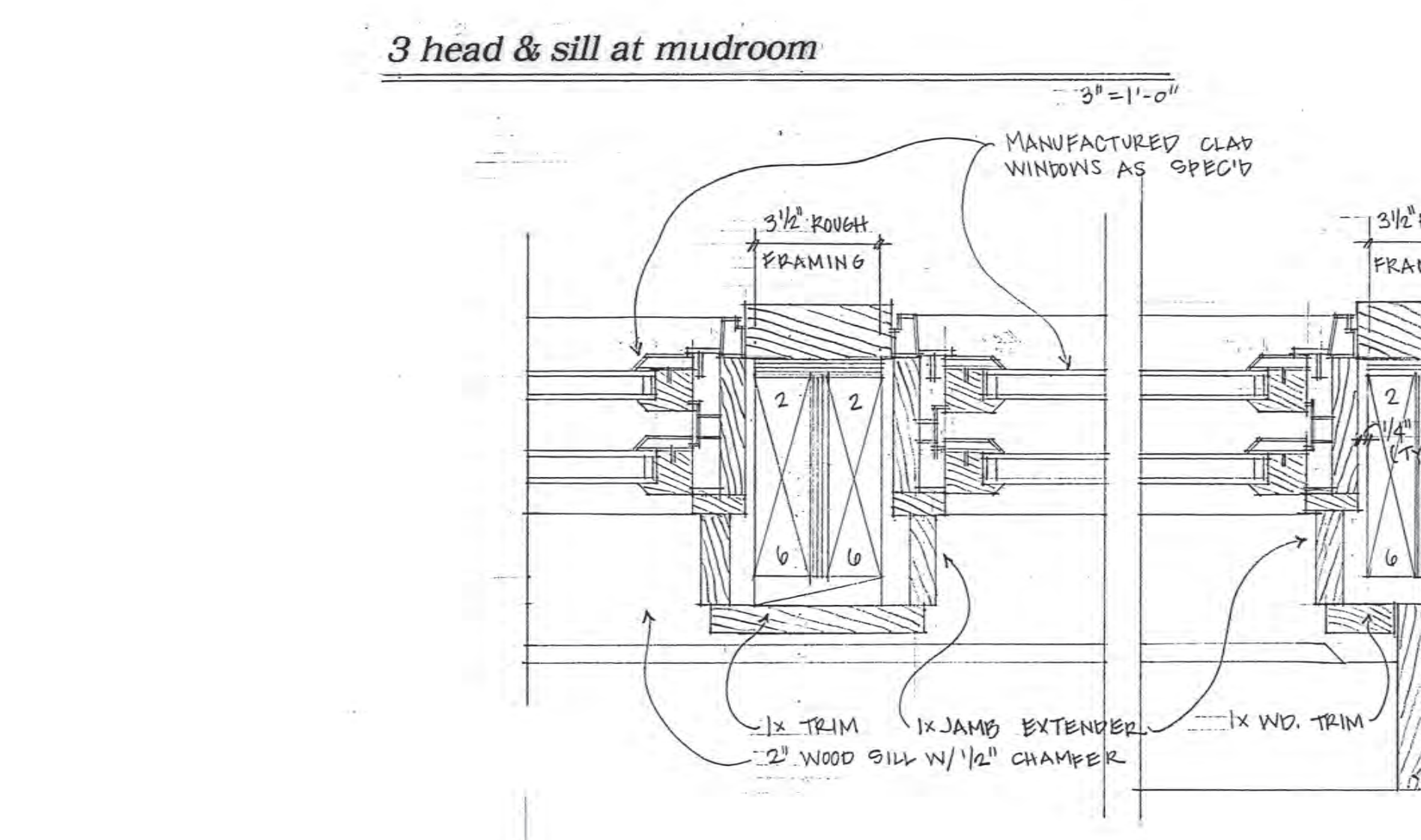
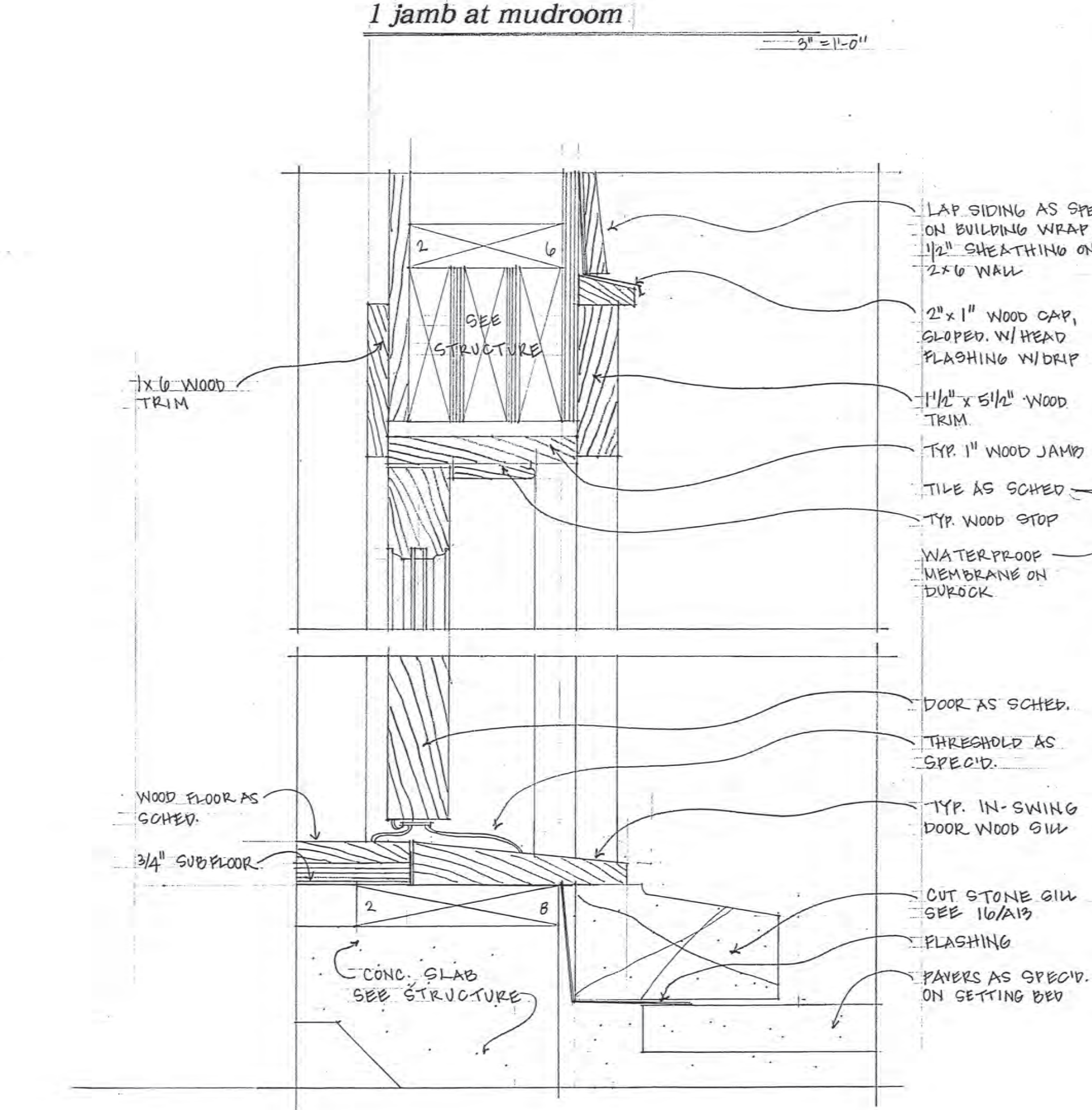
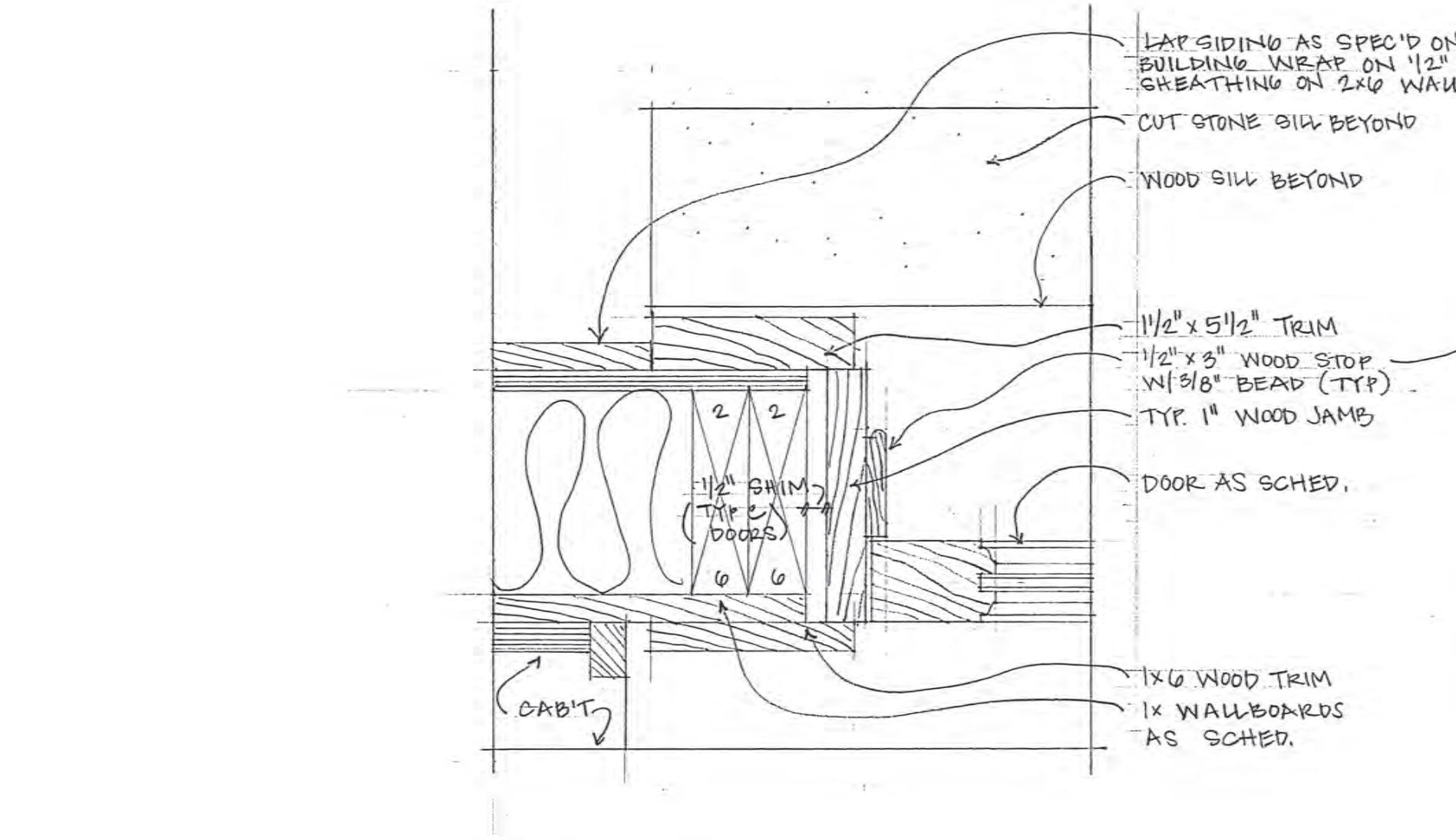
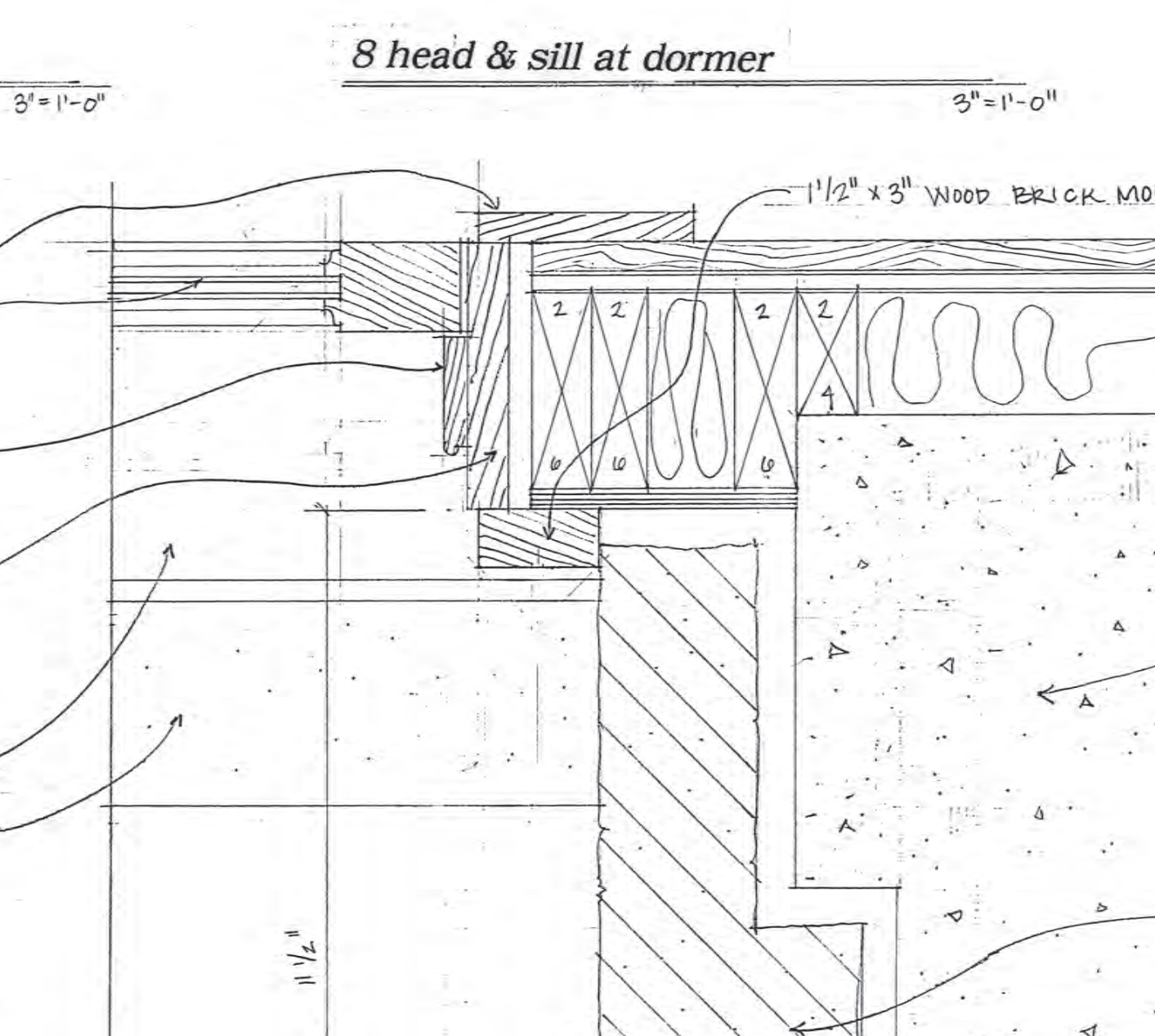
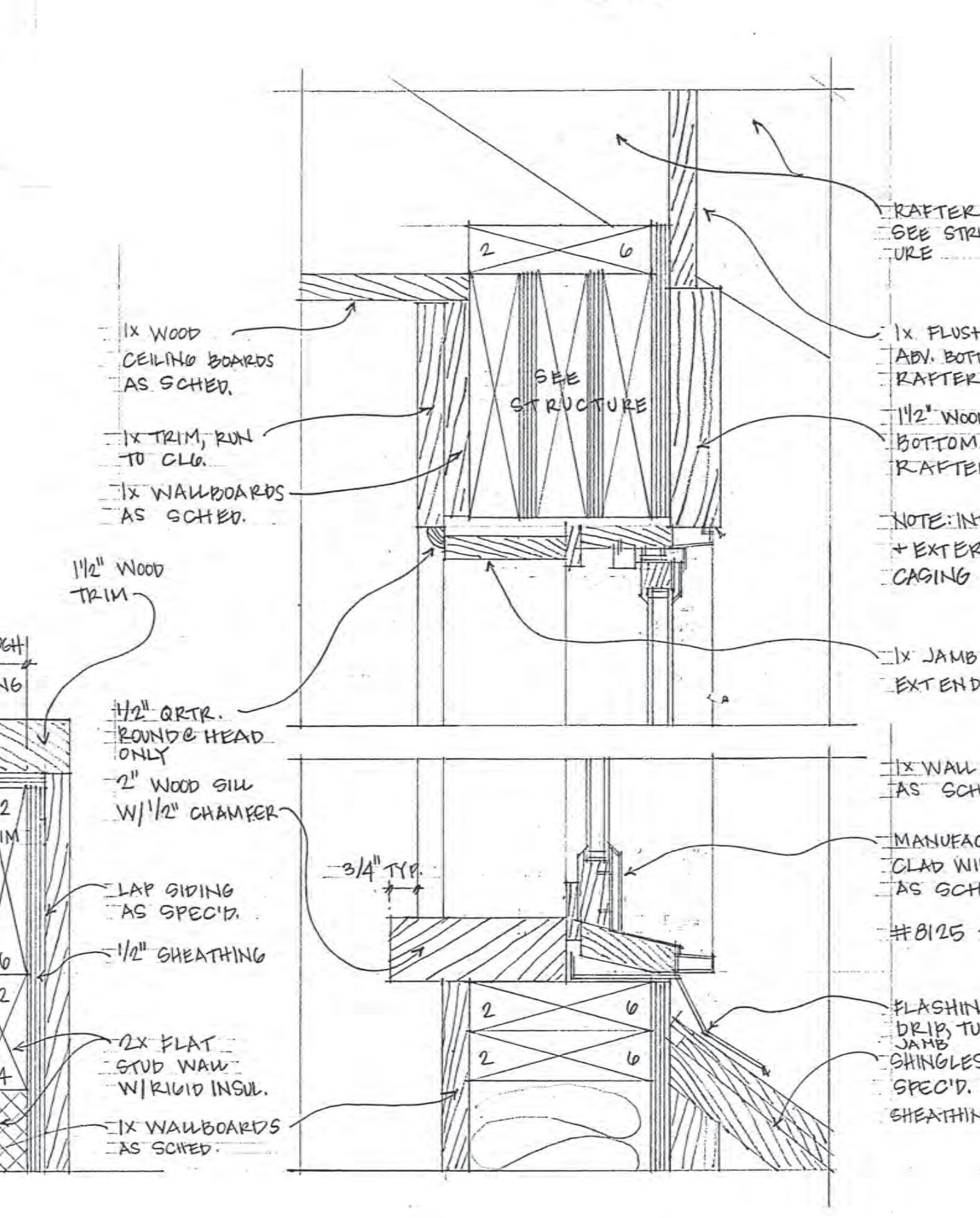
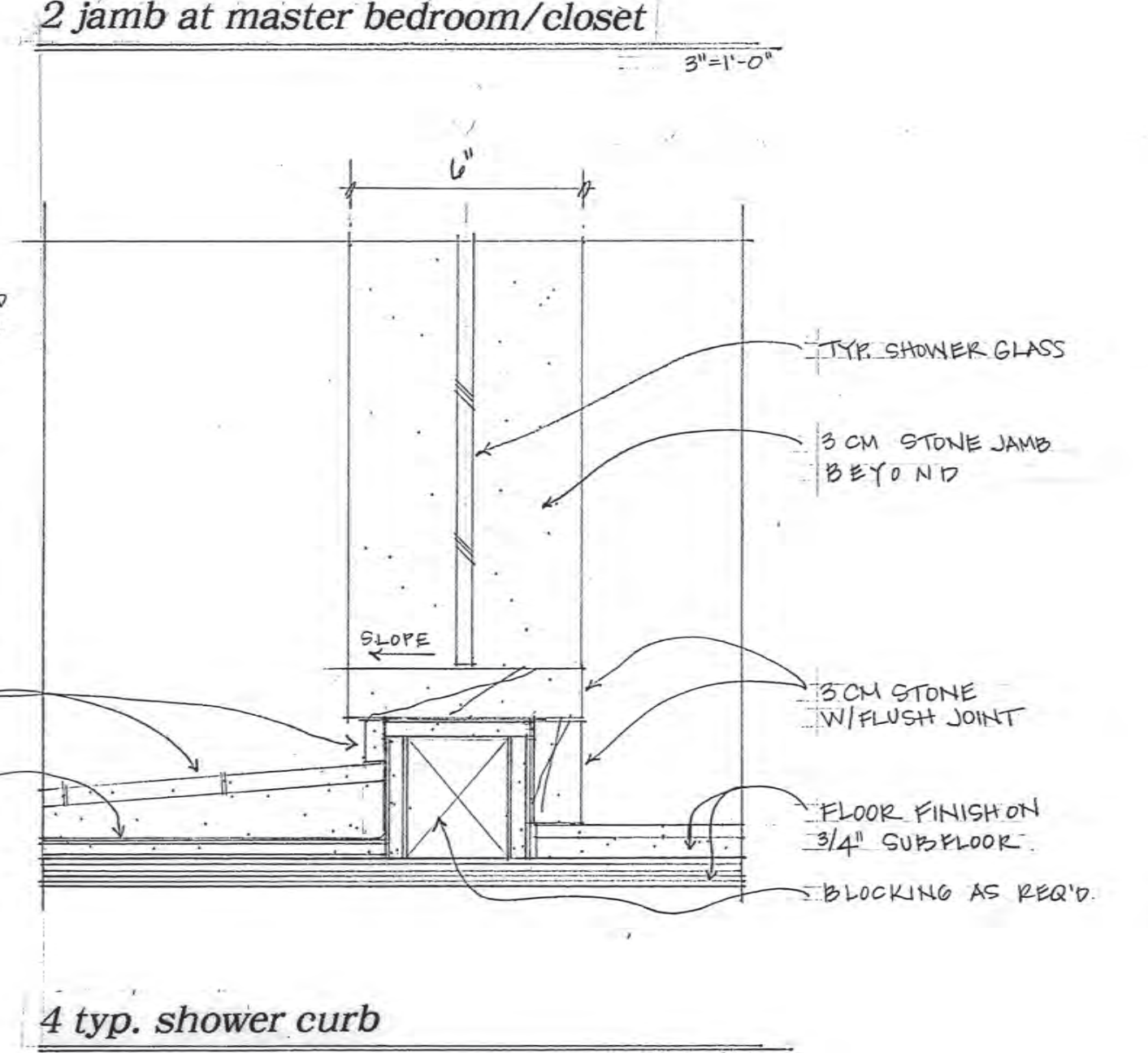
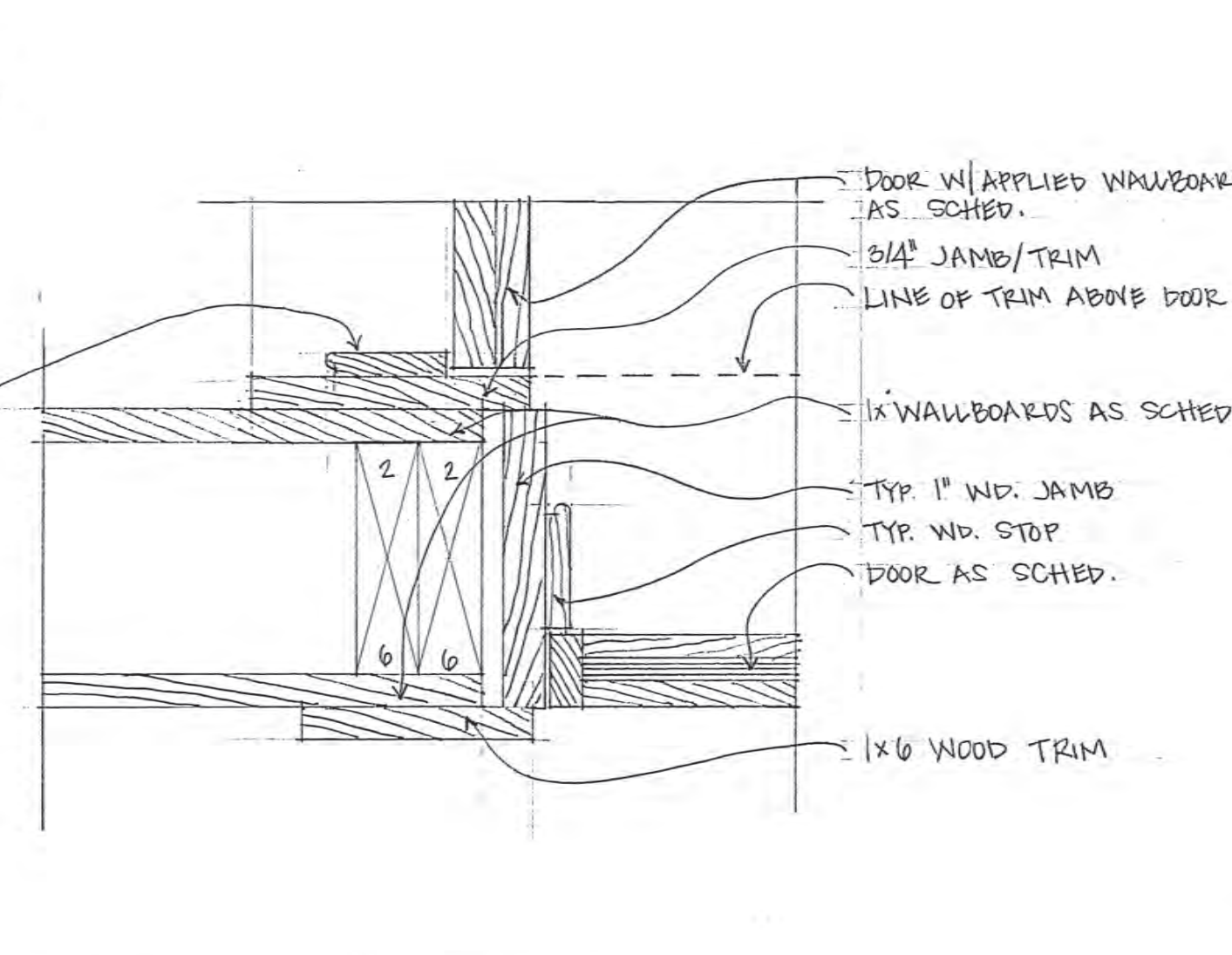
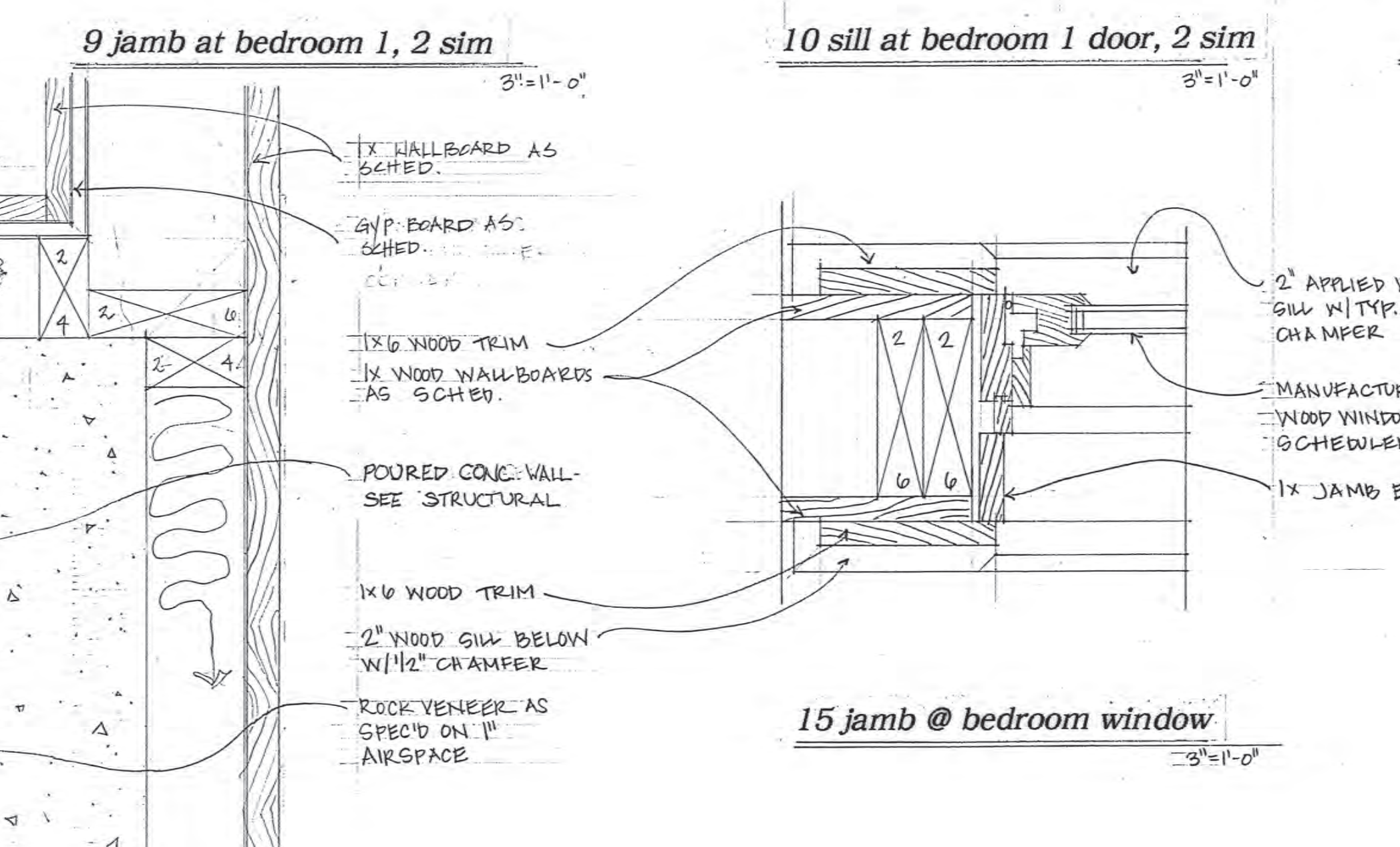
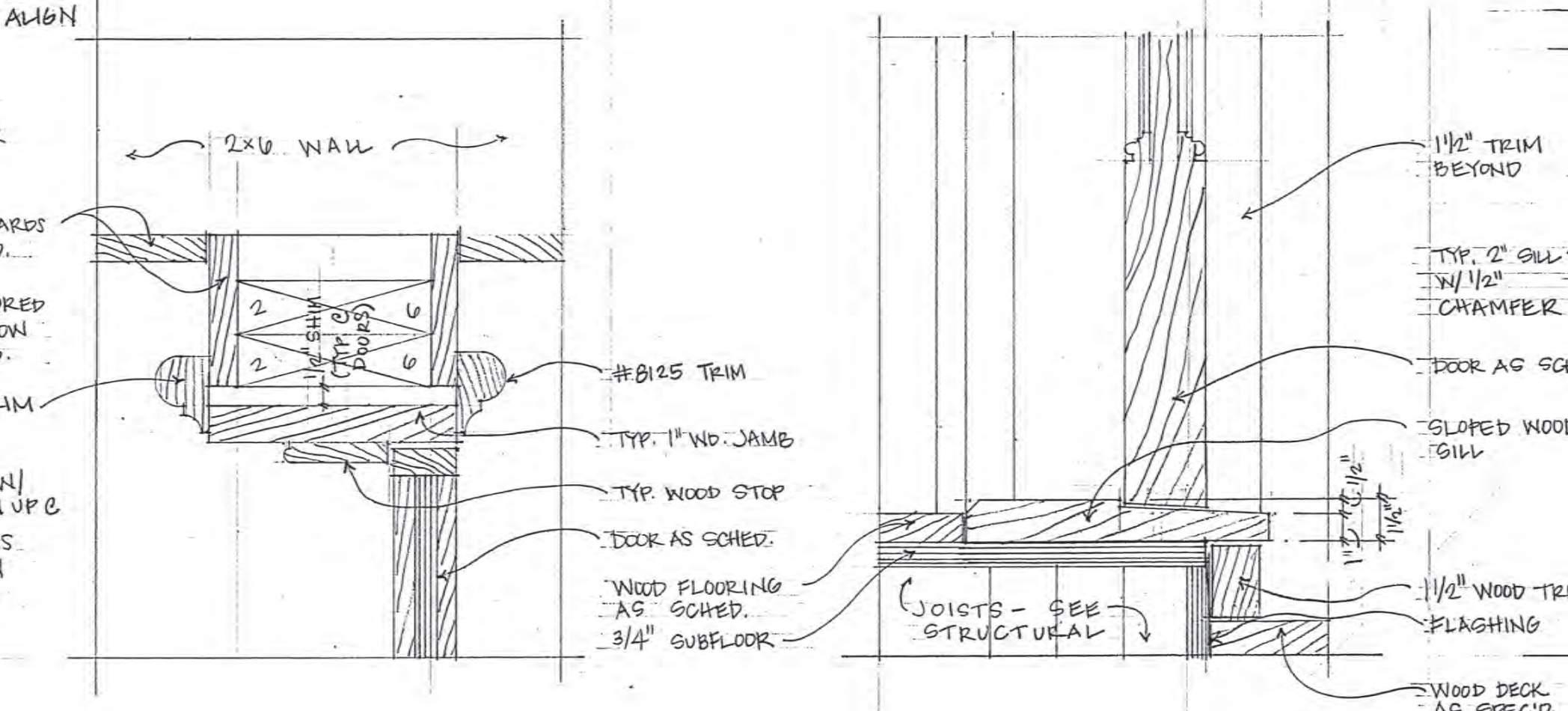
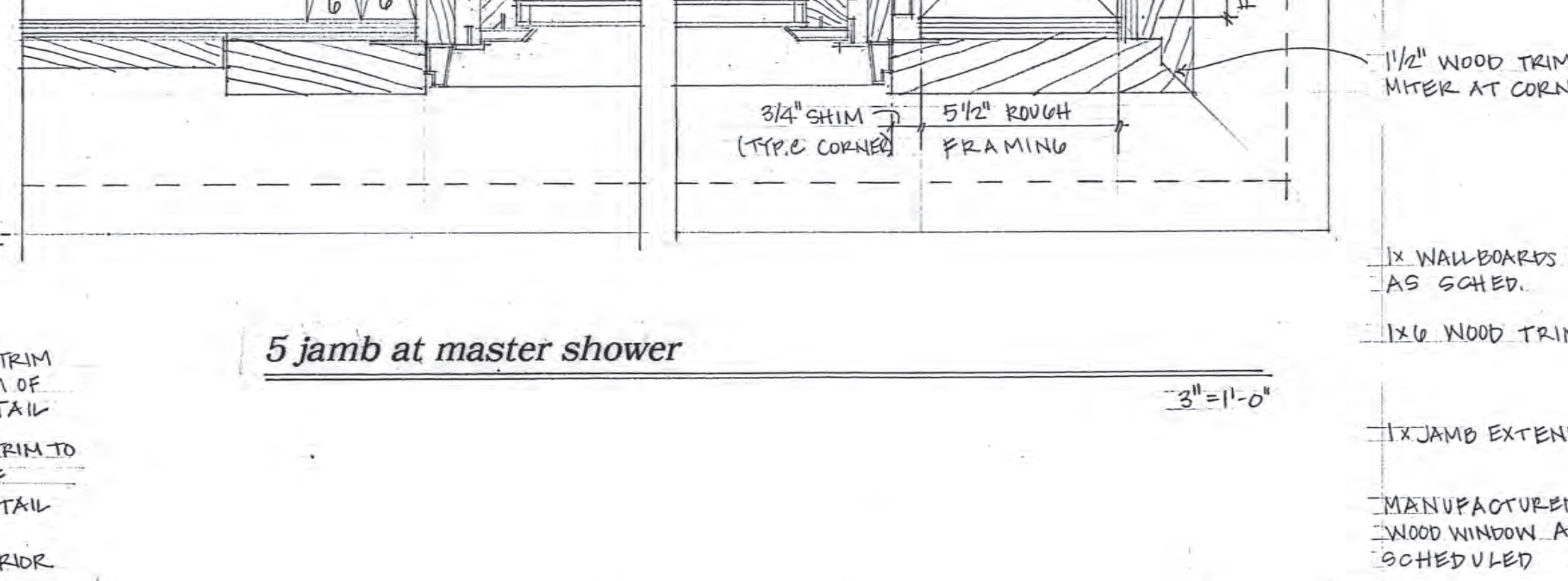
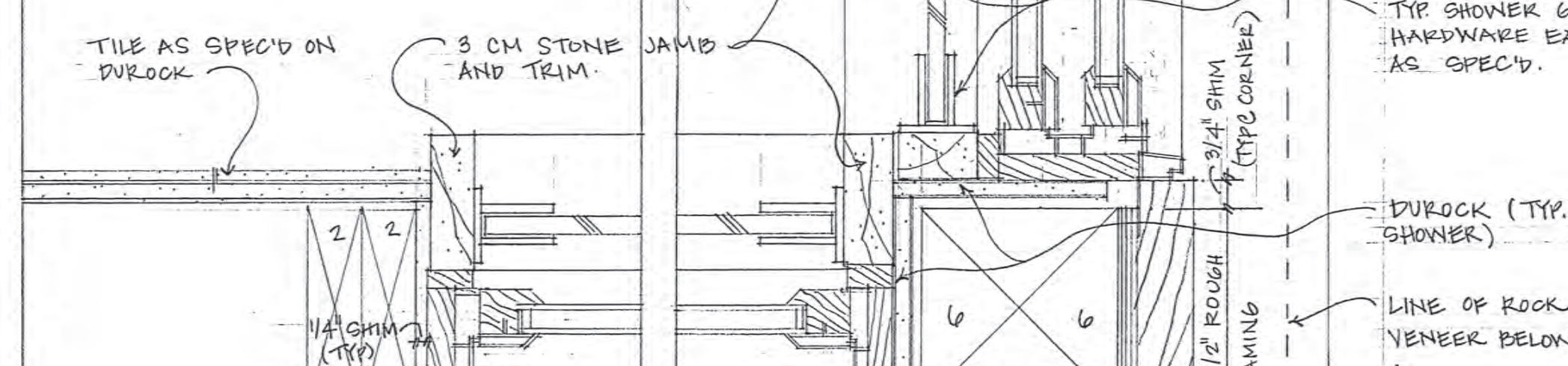
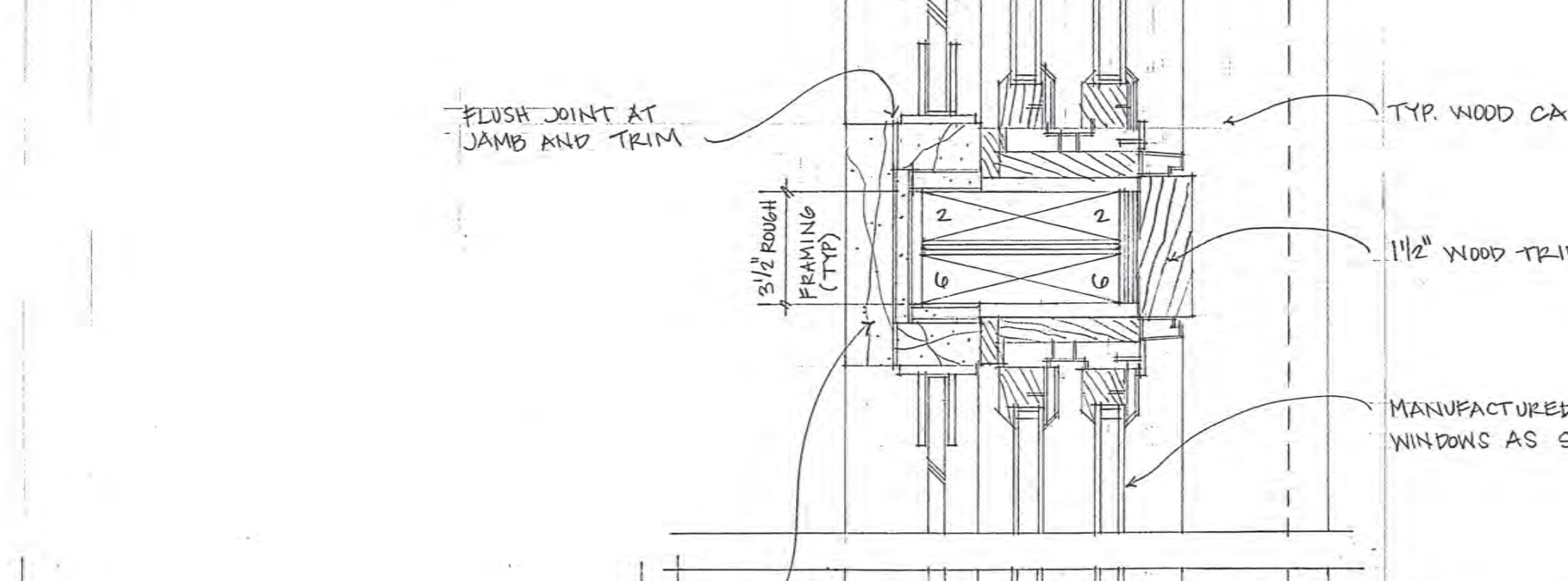
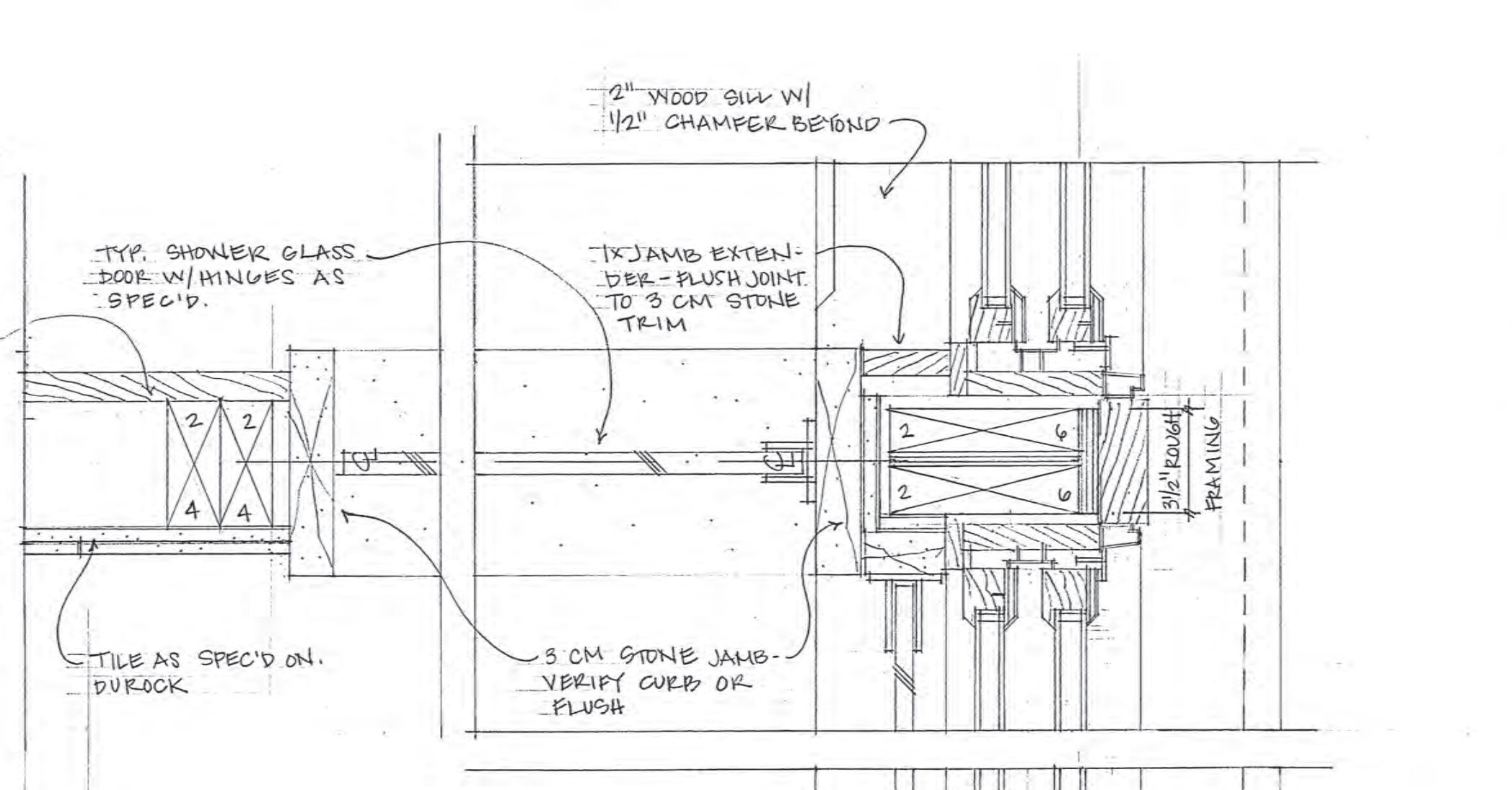
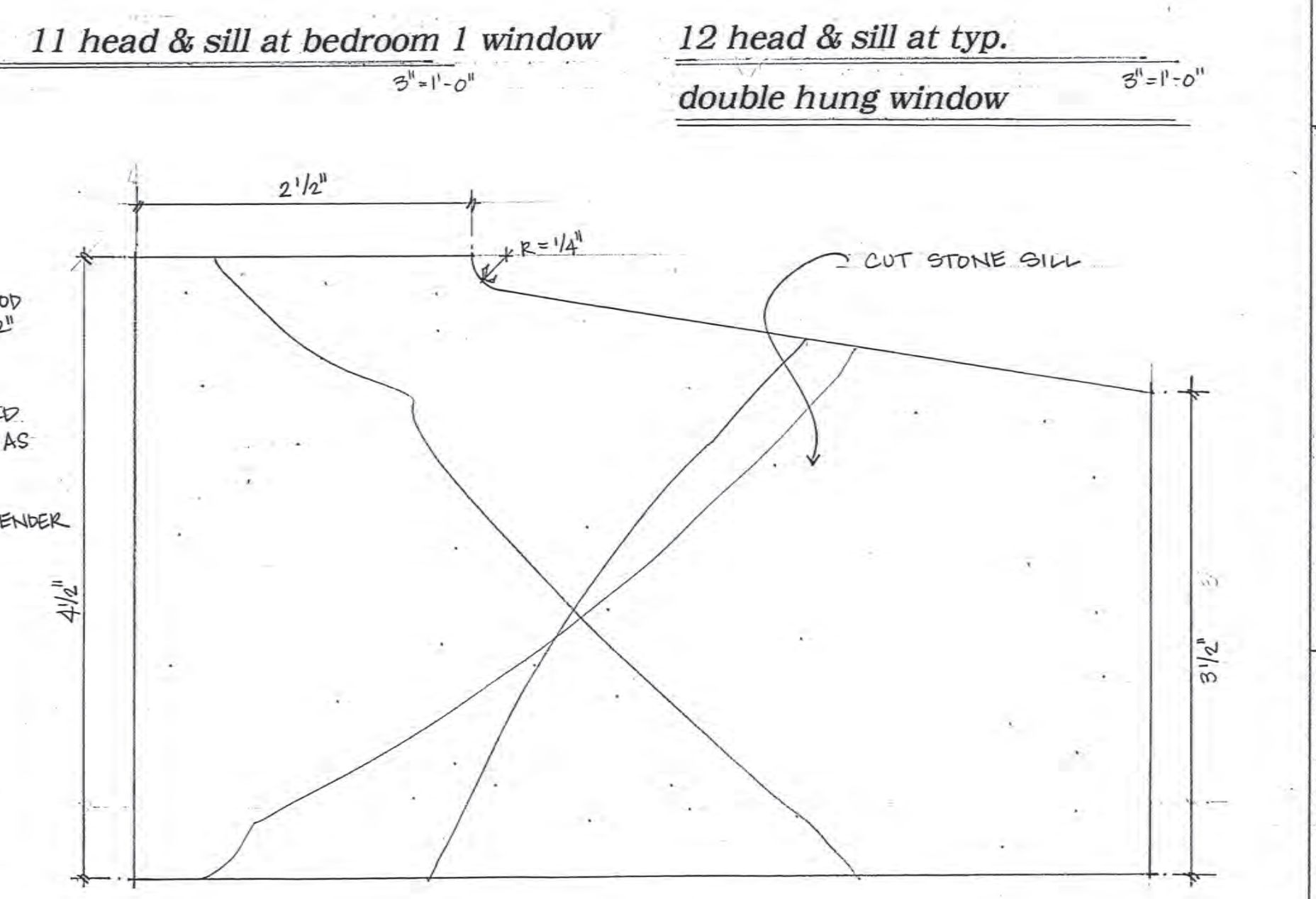
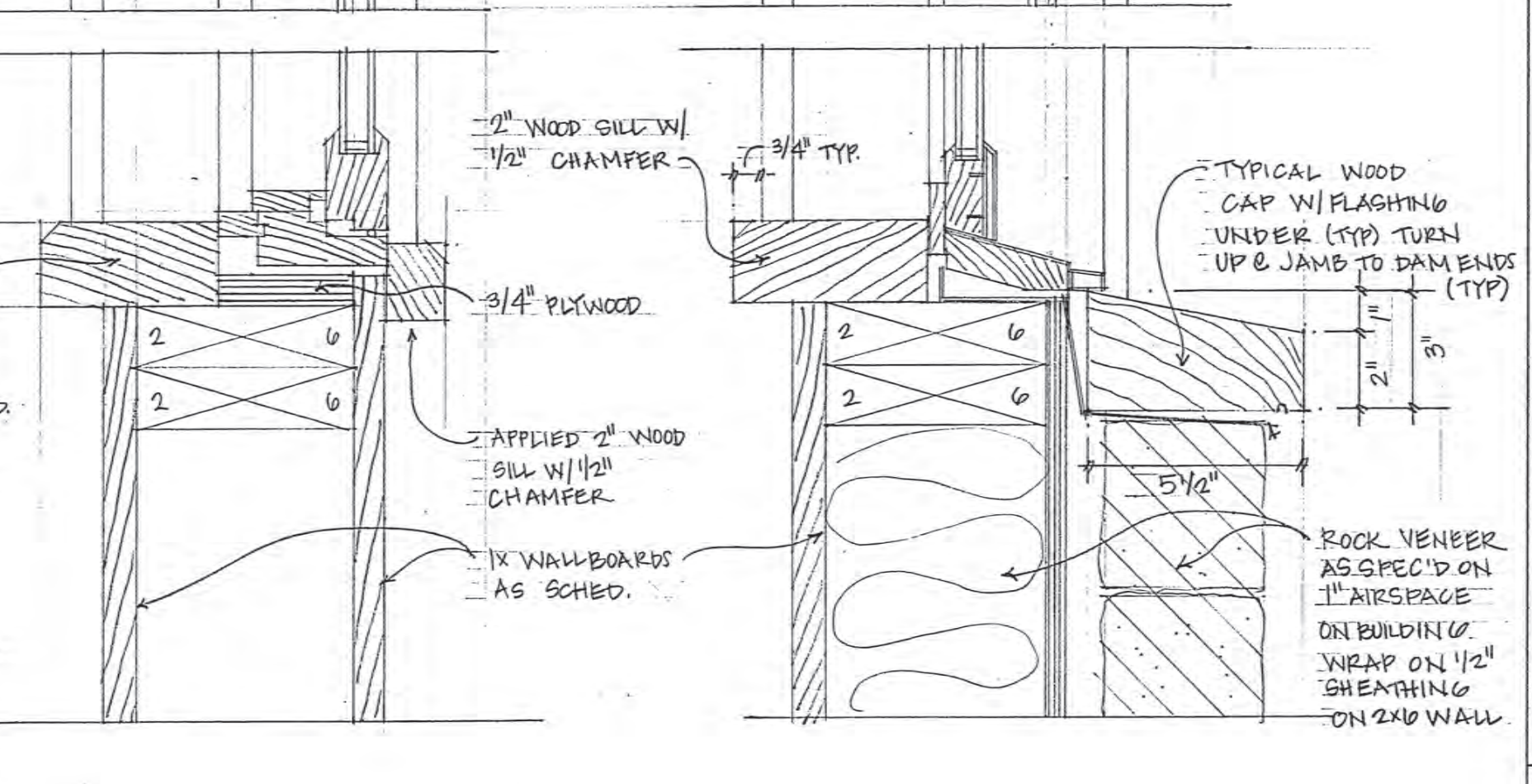
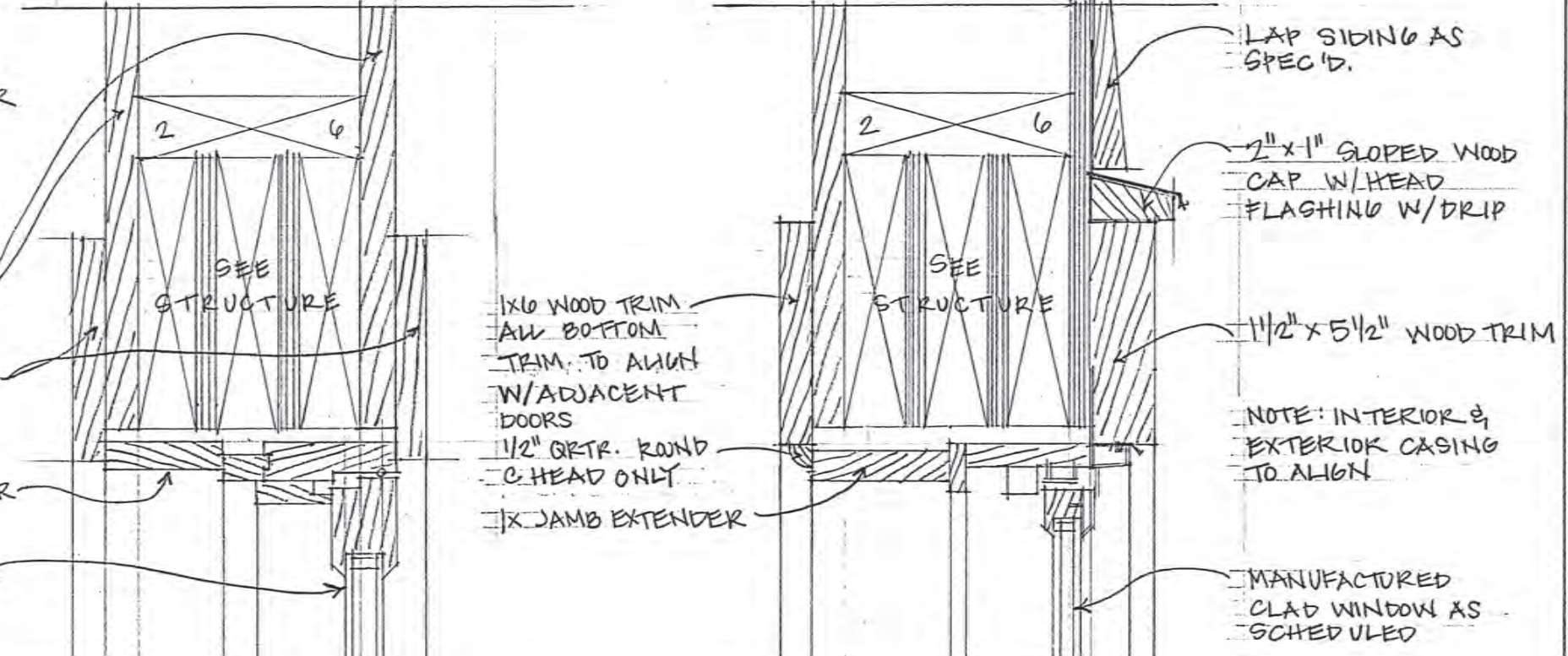
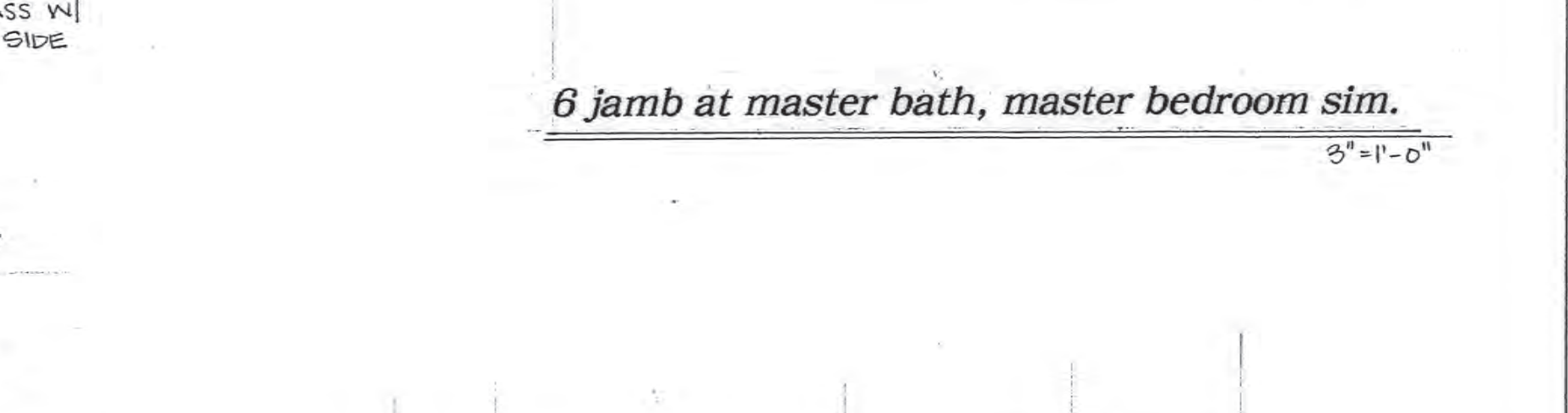
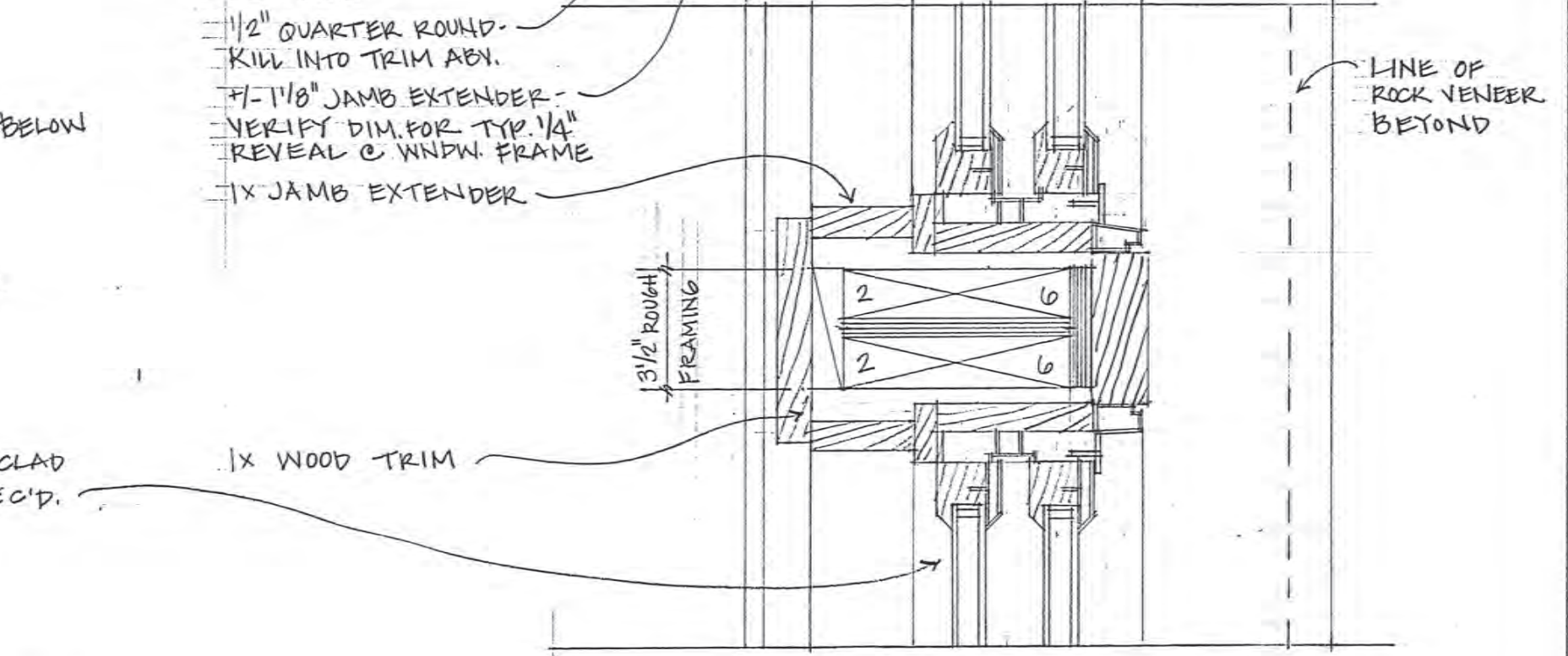
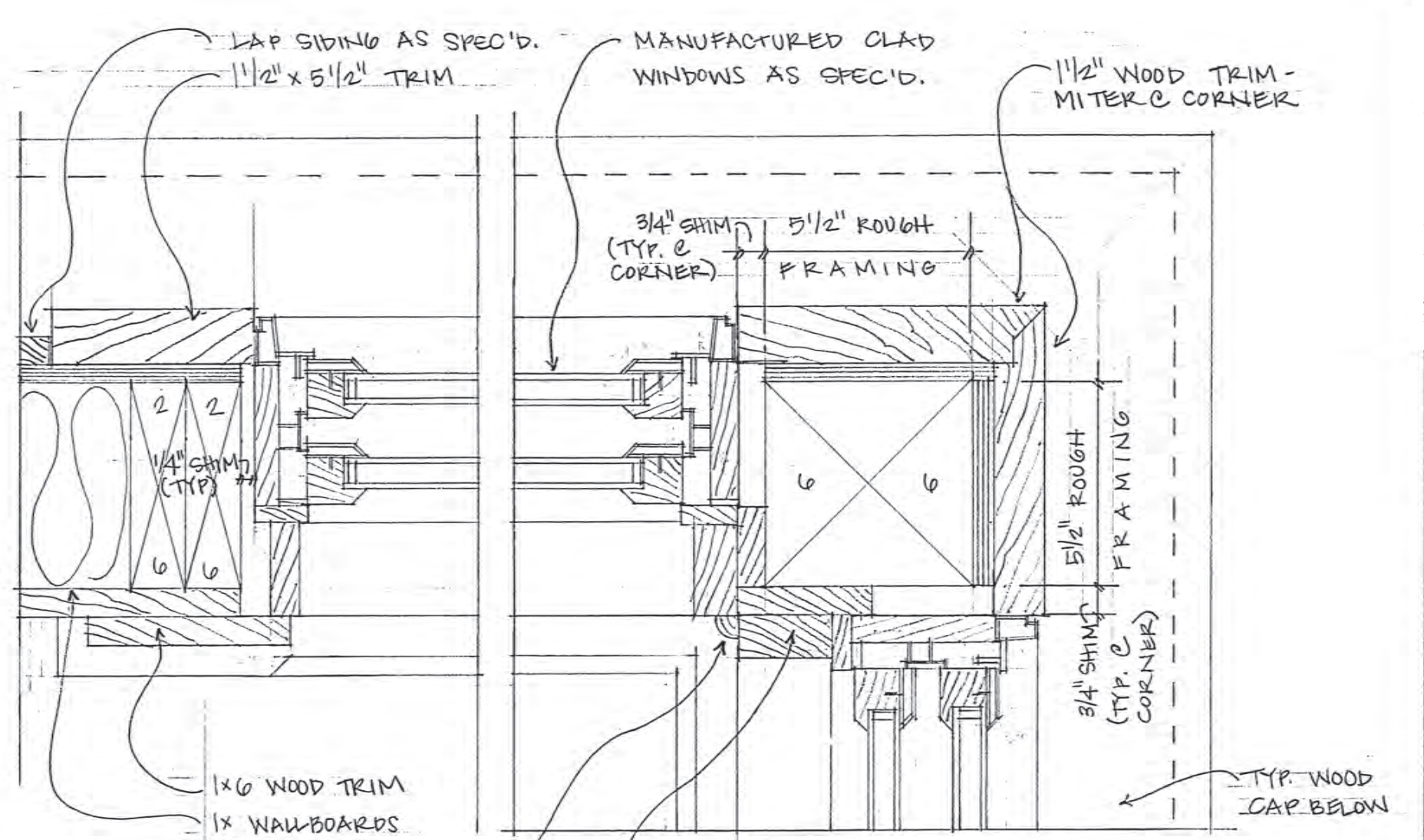
Lot 344R Mountain Village, CO

DATE: November 3, 2021

TITLE: window and door details

SHEET NO: **A13**

FULL SIZE



1 jamb at mudroom

2 jamb at master bedroom/closet

6 jamb at master bath, master bedroom sim.

4 typ. shower curb

5 jamb at master shower

3 head & sill at mudroom

7 jamb at dormer

8 head & sill at dormer

9 jamb at bedroom 1, 2 sim

10 sill at bedroom 1 door, 2 sim

11 head & sill at bedroom 1 window

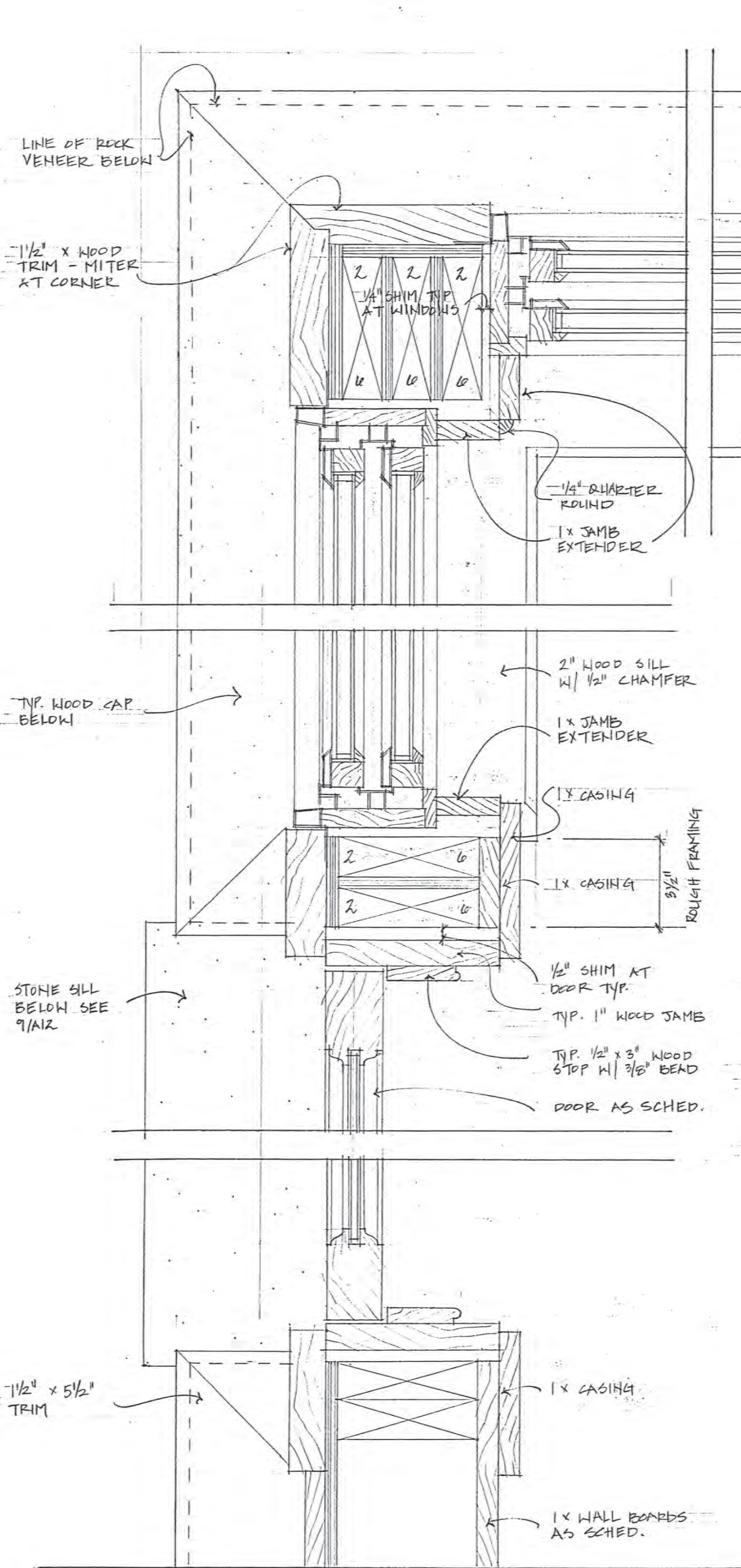
12 head & sill at typ. double hung window

13 typ. interior jamb

15 jamb @ bedroom window

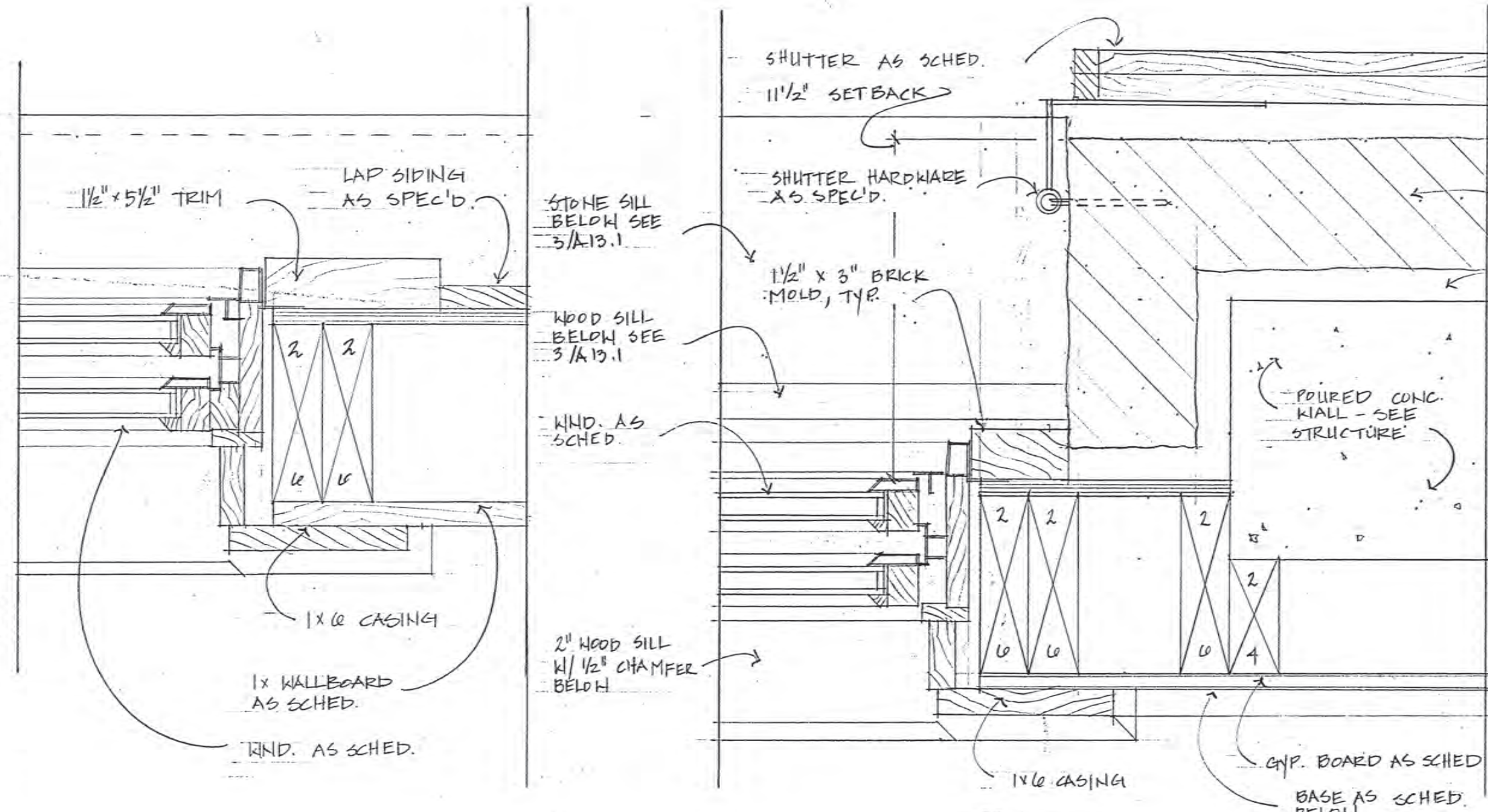
14 jamb at basement/bunkroom door

16 stone sill detail



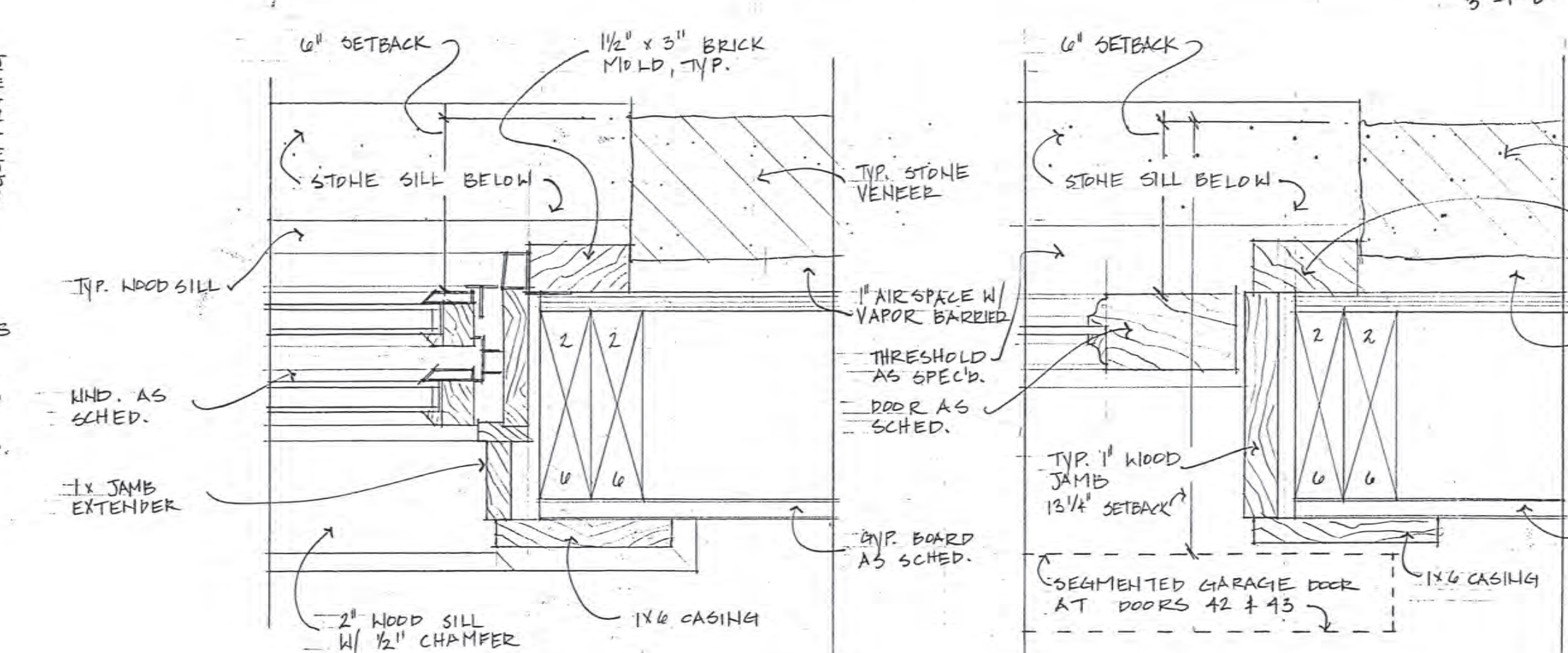
1 jamb at entry door & window

3" = 1'-0"



2 typical window jamb at concrete wall

3" = 1'-0"

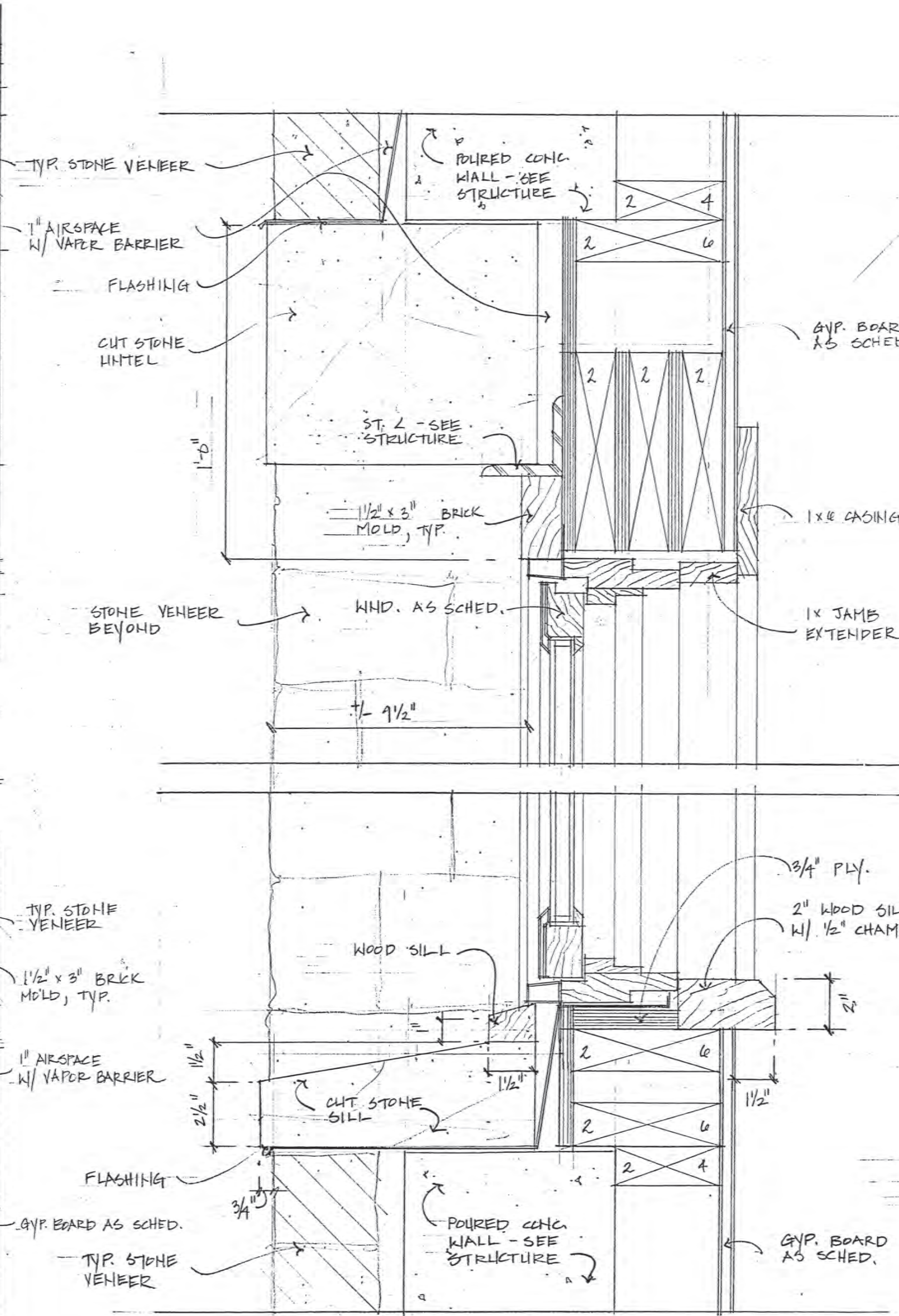


5 typical window jamb at basement

3" = 1'-0"

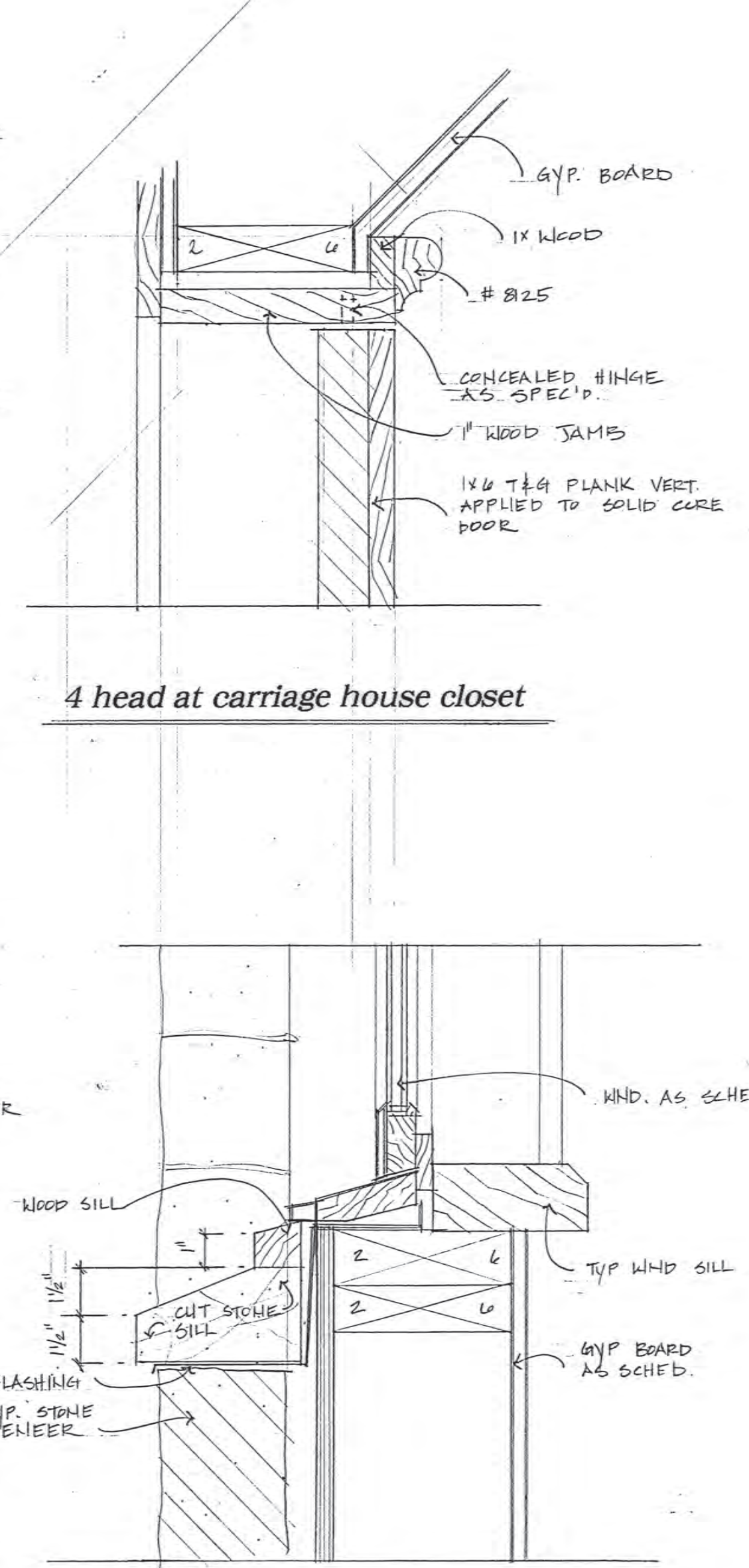
6 typical door jamb at basement

3" = 1'-0"



3 typical window head & sill at concrete wall

3" = 1'-0"



7 typical window sill at basement

3" = 1'-0"

4 head at carriage house closet



TIPPETT SEASE BAKER
ARCHITECTURE

OFFICE: 334.647.1314
TSEARCHITECTURE.COM

This drawing is an instrument of service and the property of TIPPETT SEASE BAKER ARCHITECTURE, L.L.C. and shall not be reproduced, in whole or in part, without the express consent of TIPPETT SEASE BAKER ARCHITECTURE, L.L.C.
COPYRIGHT
All Rights Reserved

PROJECT:

a new residence
for
**Melanie &
Parker Duffey**

Lot 344R
Mountain Village, CO

DATE: November 3, 2021

TITLE:
door and window details

SHEET No:
A13.1



TIPPETT SEASE BAKER ARCHITECTURE
 OFFICE: 334.647.1314 | TSBARCHITECTURE.COM

This drawing is an instrument of service, and the property of TIPPETT SEASE BAKER ARCHITECTURE, LLC. It is to be reproduced, in whole or in part, without the express consent of TIPPETT SEASE BAKER ARCHITECTURE, LLC. Copyright All Rights Reserved.

PROJECT:

a new residence for
Melanie & Parker Duffey

Lot 344R
 Mountain Village, CO

DATE: November 3, 2021

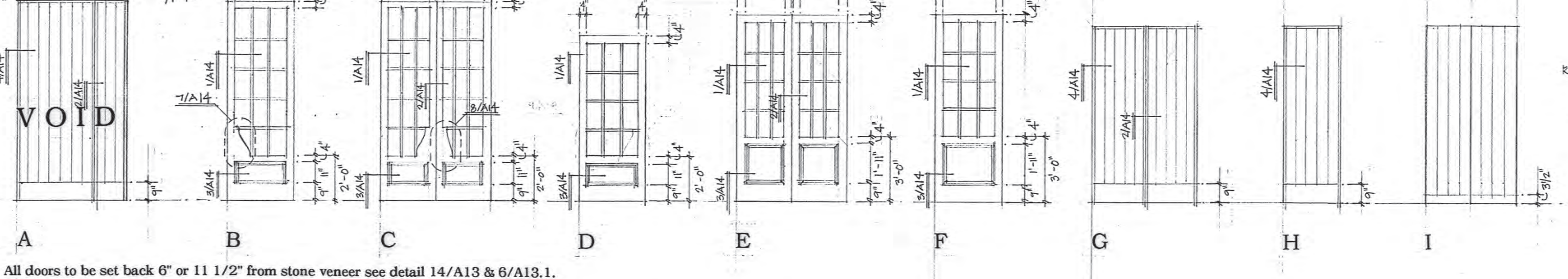
TITLE:
finish and door schedule

SHEET NO:
A14

door schedule

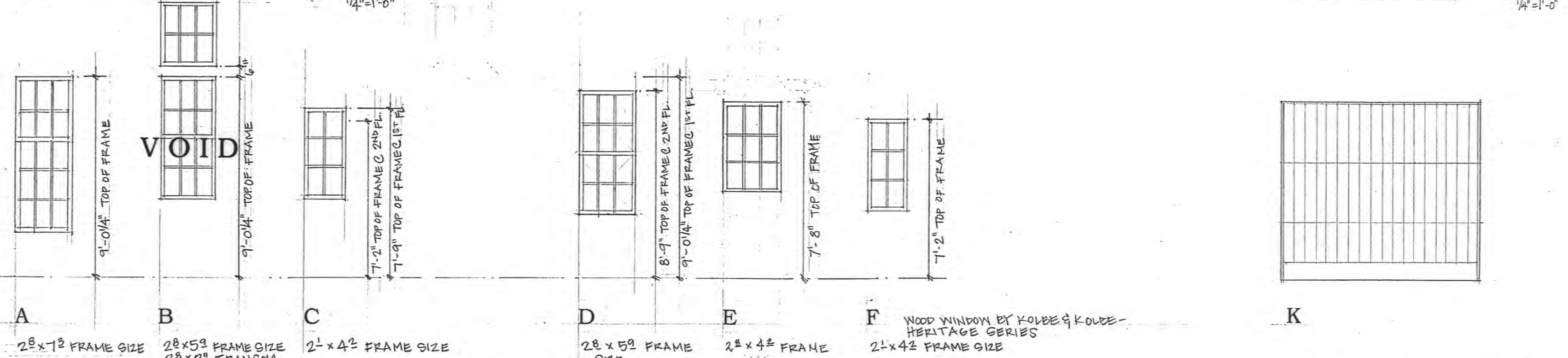
No.	size	type	thick.	description
1	36 x 78	B	2 1/4"	WOOD & GLASS / 15 LITE
2	48 x 88	H	1 3/4"	VERT. WOOD PLANK
3	48 x 88	G	1 3/4"	VERT. WOOD PLANK / 2 LEAF VOID
4	24 x 88	H	1 3/4"	VERT. WOOD PLANK
5	24 x 88	H	1 3/4"	VERT. WOOD PLANK
6	48 x 88	G	1 3/4"	VERT. WOOD PLANK / 2 LEAF
7	24 x 88	H	1 3/4"	VERT. WOOD PLANK
8	48 x 88	I	1 3/4"	VERT. WOOD PLANK TO MATCH WALL / 2 LEAF
9	48 x 88	J	1 3/4"	VERT. WOOD PLANK TO MATCH WALL / 2 LEAF
10	48 x 88	G	1 3/4"	VERT. WOOD PLANK / 2 LEAF
11	52 x 98	C	2 1/4"	WOOD & GLASS / 2 LEAF / 15 LITE EA. LEAF
12	36 x 98	K	2 1/4"	WOOD & SCREEN DOOR
13	36 x 78	G	1 3/4"	VERT. WOOD PLANK / 2 LEAF / ROCKET
14	36 x 98	B	2 1/4"	WOOD & GLASS / 15 LITE
15	24 x 78	J	1 3/4"	VERT. WOOD PLANK / GOTHIC ARCH PROFILE
16	24 x 78	H	1 3/4"	VERT. WOOD PLANK
17	24 x 78	H	1 3/4"	VERT. WOOD PLANK
18	58 x 88	E	2 1/4"	WOOD & GLASS / 2 LEAF / 12 LITE EA. LEAF
19	24 x 78	J	1 3/4"	VERT. WOOD PLANK / GOTHIC ARCH PROFILE
20	24 x 78	H	1 3/4"	VERT. WOOD PLANK
21	24 x 78	H	1 3/4"	VERT. WOOD PLANK
22	58 x 88	E	2 1/4"	WOOD & GLASS / 2 LEAF / 12 LITE EA. LEAF
23	36 x 78	D	2 1/4"	WOOD & GLASS / 12 LITE
24	58 x 78	D	2 1/4"	WOOD & GLASS / 2 LEAF / 12 LITE EA. LEAF
25	58 x 78	D	2 1/4"	WOOD & GLASS / 2 LEAF / 12 LITE EA. LEAF
26	58 x 78	D	2 1/4"	WOOD & GLASS / 2 LEAF / 12 LITE EA. LEAF
27	58 x 78	D	2 1/4"	WOOD & GLASS / 2 LEAF / 12 LITE EA. LEAF
28	24 x 78	J	1 3/4"	VERT. WOOD PLANK / GOTHIC ARCH PROFILE
29	24 x 78	J	1 3/4"	VERT. WOOD PLANK / GOTHIC ARCH PROFILE
30	24 x 78	G	1 3/4"	VERT. WOOD PLANK / 2 LEAF
31	58 x 78	H	1 3/4"	VERT. WOOD PLANK
32	24 x 78	H	1 3/4"	VERT. WOOD PLANK
33	24 x 58	H	1 3/4"	VERT. WOOD PLANK
34	24 x 78	H	1 3/4"	VERT. WOOD PLANK
35	24 x 78	H	1 3/4"	VERT. WOOD PLANK
36	24 x 78	H	1 3/4"	VERT. WOOD PLANK
37	24 x 78	H	1 3/4"	VERT. WOOD PLANK
38	24 x 78	H	1 3/4"	VERT. WOOD PLANK
39	36 x 88	H	2 1/4"	VERT. WOOD PLANK
40	24 x 78	H	1 3/4"	VERT. WOOD PLANK
41	24 x 78	H	1 3/4"	VERT. WOOD PLANK
42	78 x 88	K	2 1/4"	VERT. WOOD PLANK / SEGMENTED / APPLIED TO HEAVY DUTY GARAGE DOOR
43	78 x 88	K	2 1/4"	VERT. WOOD PLANK / SEGMENTED / APPLIED TO HEAVY DUTY GARAGE DOOR
44	24 x 58	H	1 3/4"	VERT. WOOD PLANK
45	24 x 78	H	1 3/4"	VERT. WOOD PLANK
46	48 x 88	I	1 3/4"	VERT. WOOD PLANK TO MATCH WALL

door types



All doors to be set back 6" or 11 1/2" from stone veneer see detail 14/A13 & 6/A13.1.

window types



NOTE: CLAD WINDOWS BY KOLBE & KOLBE - ULTRA SERIES UNO. ALIGN MUNTINS ON WINDOWS & DOORS. ALIGN TRIM ON WINDOWS & DOORS.

28 x 78 FRAME SIZE
28 x 58 FRAME SIZE
28 x 28 TRANSOM

21 x 42 FRAME SIZE
28 x 58 FRAME SIZE
28 x 42 FRAME SIZE
21 x 42 FRAME SIZE

WOOD WINDOW BY KOLBE & KOLBE - HERITAGE SERIES

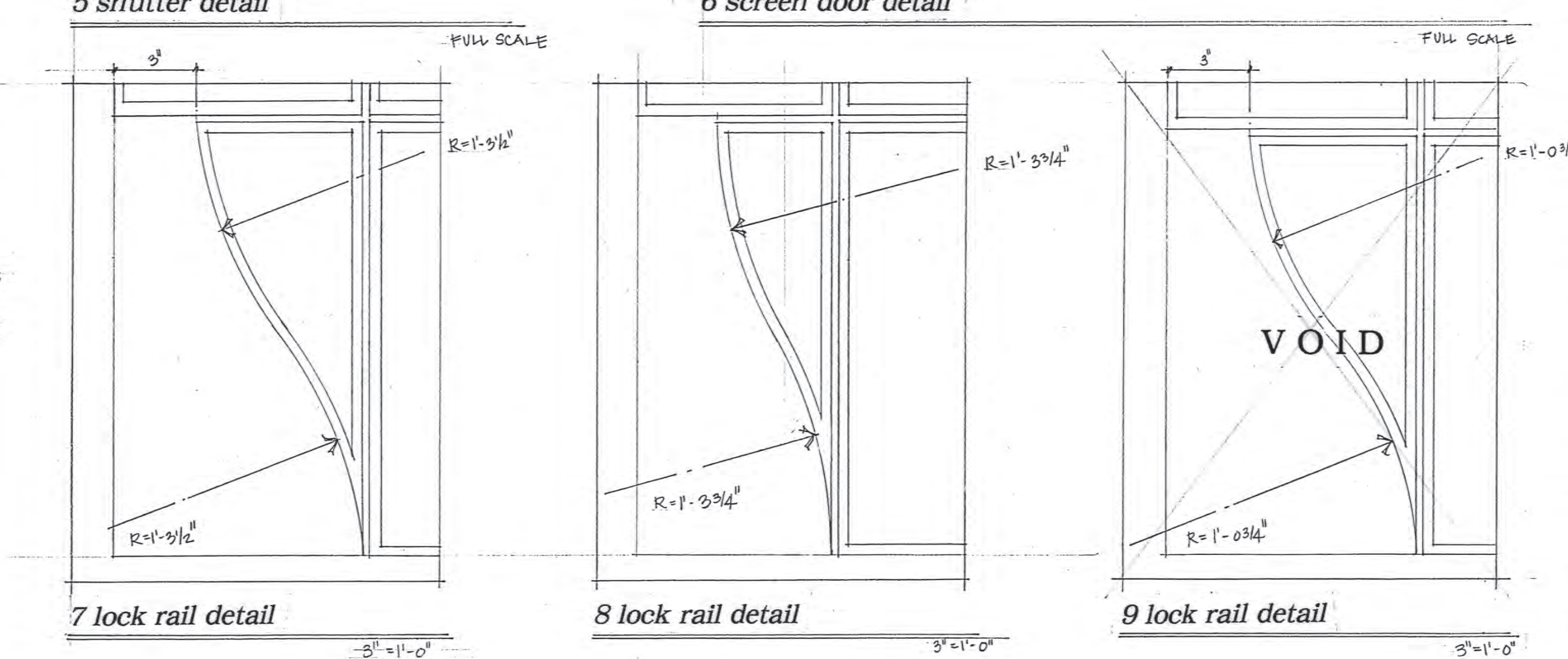
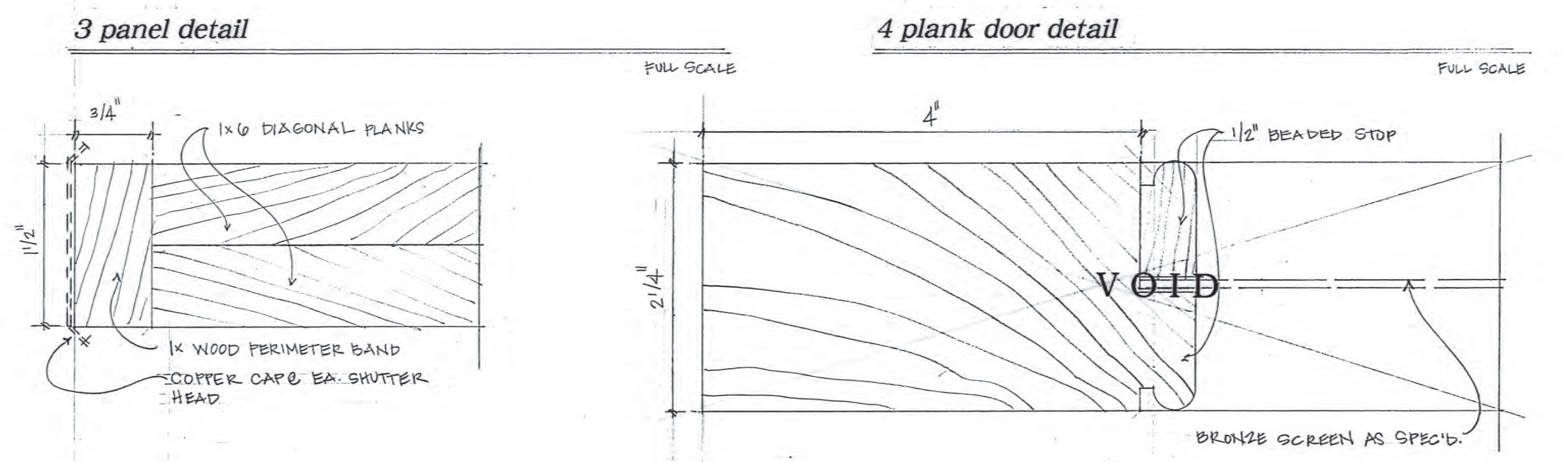
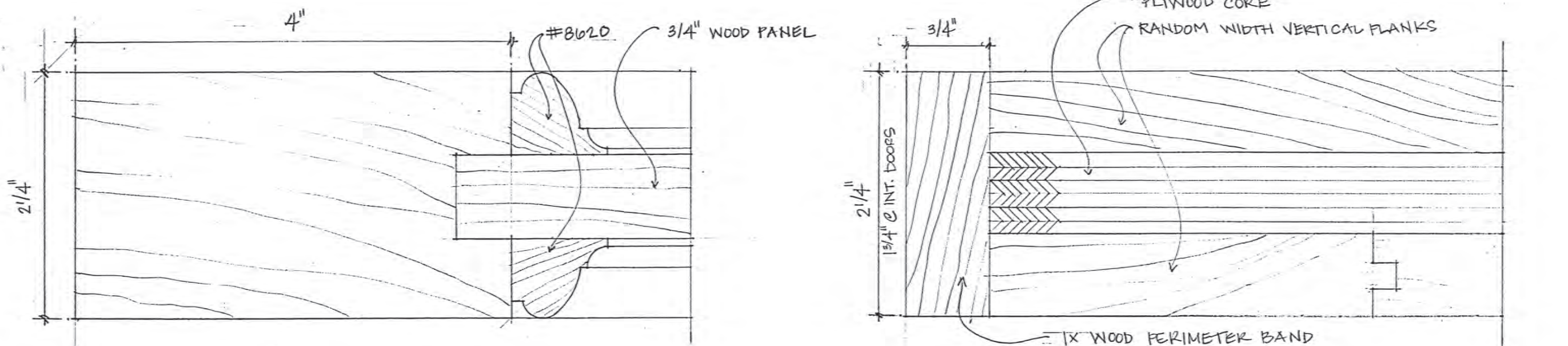
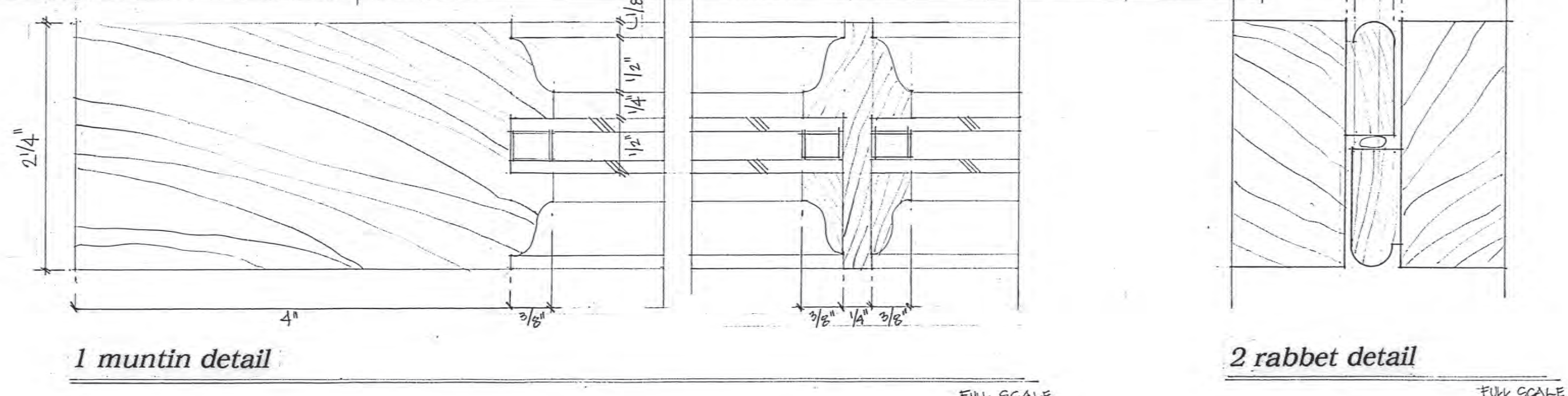
All windows to be set back 6" or 11 1/2" from stone veneer see detail 2/A13.1 & 5/A13.1.

shutter types



finish schedule

room name	floor	base	walls	ceiling	crown	cls. ht.	notes
ENTRY	FIRST FLOOR	CONCRETE PAVES BY FIREBRICK IN ASHLAR PATTERN	1X6 HOR. FLUSH T&G / PAINT	6" x 8" PURLING W/ 1X6 FLOORING EXPOSED	NONE	9'-0"	
DINING	FIRST FLOOR	"	"	1X6 FLUSH T&G / PAINT	#B051	9'-0"	
LIVING	FIRST FLOOR	"	"	"	NONE	9'-0"	
KITCHEN	FIRST FLOOR	"	"	"	"	9'-0"	
INSTRUMENT	FIRST FLOOR	"	"	"	"	9'-0"	
MUDROOM	FIRST FLOOR	CONCRETE PAVES BY FIREBRICK IN ASHLAR PATTERN	1X6 HOR. FLUSH T&G / PAINT	"	"	9'-0"	
PORCH	FIRST FLOOR	"	"	"	"	9'-0"	
MASTER CLOSET	FIRST FLOOR	"	"	"	"	9'-0"	
GALLERY	FIRST FLOOR	"	"	"	"	9'-0"	
MASTER BATH	FIRST FLOOR	"	"	"	"	9'-0"	
MASTER H.C.	FIRST FLOOR	"	"	"	"	9'-0"	
MASTER SHOWER	FIRST FLOOR	MARBLE TILE	MARBLE TILE	MARBLE TILE	"	9'-0"	
MASTER BEDROOM	FIRST FLOOR	1X6 OAK	1X6 HOR. FLUSH T&G / PAINT	1X6 FLUSH T&G / PAINT / 1/2" PURLING	"	9'-0"	
PORCH	FIRST FLOOR	CONCRETE PAVES	NONE	2X6 @ 16" O.C. W/ 2X6 "V" GROOVE DECKING	"	9'-0"	
BEDROOM 1	SECOND FLOOR	1X6 OAK	1X6 HOR. FLUSH T&G / PAINT	1X6 FLUSH T&G / PAINT	NONE	9'-0"	
BATH 1	SECOND FLOOR	MARBLE TILE	" / MARBLE @ SHOWER	"	NONE	9'-0"	
CLOSET 1	SECOND FLOOR	1X6 OAK	1X6 HOR. FLUSH T&G / PAINT	"	"	9'-0"	
BEDROOM 2	SECOND FLOOR	"	"	"	"	9'-0"	
BATH 2	SECOND FLOOR	MARBLE TILE	" / MARBLE @ SHOWER	"	"	9'-0"	
CLOSET 2	SECOND FLOOR	1X6 OAK	1X6 HOR. FLUSH T&G / PAINT	"	"	9'-0"	
PLAYROOM	BASEMENT	FINISHED CONCRETE SLAB	1X6 W/ #B01 CAP	GYP BOARD / 1X6 HOR. FLUSH T&G / PAINT	GYP BOARD	9'-0"	
WIPSKI ROOM	BASEMENT	"	1X6 W/ #B01 CAP	GYP BOARD / 1X6 VERT. FLUSH T&G / PAINT	"	9'-0"	
EXERCISE VESTIBULE	BASEMENT	"	1X6 W/ #B01 CAP	GYP BOARD	"	9'-0"	
EXERCISE	BASEMENT	"	"	"	"	9'-0"	
BATH	BASEMENT	"	"	GYP BOARD / MARBLE TILE @ SHOWER	"	9'-0"	
LAUNDRY	BASEMENT	"	"	GYP BOARD	"	9'-0"	
BEDROOM 3	BASEMENT	"	"	"	"	9'-0"	
BATH 3	BASEMENT	"	"	GYP BOARD / MARBLE TILE @ SHOWER	"	9'-0"	
CLOSET 3	BASEMENT	"	"	"	"	9'-0"	
MEDIA ROOM	BASEMENT	"	"	GYP BOARD	"	9'-0"	
ROTE COCHERE	BASEMENT	CONCRETE SLAB	NONE	LAP SIDING	#B0E1	11'-3"	
GARAGE	BASEMENT	CONCRETE SLAB	1X6	GYP BOARD	NONE	9'-0"	
GUEST ENTRY	BASEMENT	FINISHED CONCRETE SLAB	"	"	"	9'-0"	
GUEST SUITE	BASEMENT	1X6 OAK	"	"	"	9'-0"	
GUEST BATH	BASEMENT	MARBLE TILE	"	"	"	9'-0"	



NOTE: VERIFY PANE
 DIMENSIONS & DETAILS
 PRIOR TO DOOR
 CONSTRUCTION FOR
 DETAILS 7, 8, 9/A14



DEVELOPMENT REFERRAL FORM

Planning & Development Services
Planning Division
455 Mountain Village Blvd. Ste. A
Mountain Village, CO 81435
(970) 728-1392

Referral Agency Comments Lot 344R, 111 Rocky Rd.

Hi Amy,
I'm not seeing a construction mitigation plan? The utility plan looks good. The contractor will need to work with the Town on the location of the water and sewer taps. You may want to require a chain link fence around the portions of the wetlands that they are working closely too.
Finn



TELLURIDE FIRE PROTECTION DISTRICT

Scott Heidergott, Fire Marshal

Date: 02/03/2022

Address: Lot 344R, 111 Rocky Road
Mountain Village, CO 81435

TFPD approves the proposal with the following conditions:

- 1) The structure is over 3,600 sq ft and shall require a monitored sprinkler system.
- 2) The width of the driveway shall meet the code of 16' total width. 12' shall be a hard surface with the shoulders meeting the same compaction required as the hard surface and shall be an all-weather driving surface.
- 3) The address monument shall be a minimum of 4'6" from grade to the bottom of the address numbers. Address numbers shall be 6" in height, reflective coated, or outlined with a reflective coating.
- 4) TFPD recommends the installation of a Knox Box for emergency entry into the structure.

TIPPETT SEASE BAKER
ARCHITECTURE

Square Footage Calculations
Lot 344R, 111 Rocky Road Mountain Village
February 24, 2022

NET:

Basement – 2039 sq. ft.
First Floor – 1909 sq. ft.
Second Floor – 676 sq. ft.
Carriage House – 619 sq. ft
Garage/Porte cochere – 1012 sq. ft
Porch/Terrace – 1452 sq. ft
Total – 7707 sq. ft.

GROSS:

Basement – 2000 sq. ft.
First Floor – 1722 sq. ft.
Second Floor – 676 sq. ft.
Carriage House – 897 sq. ft
Porch/Terrace – 1452 sq. ft
Total – 6747 sq. ft.

LIVEABLE:

Basement – 1633 sq. ft.
First Floor – 1683 sq. ft.
Second Floor – 647 sq. ft.
Carriage House – 543 sq. ft
Total – 4506 sq. ft.

514 Cloverdale Road Suite #5 Montgomery, AL 36106

O. 334-647-1314





**PLANNING AND DEVELOPMENT SERVICES
DEPARTMENT**

455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

Agenda Item # 5

TO: Mountain Village Town Council
FROM: Amy Ward, Senior Planner
FOR: Design Review Board Public Hearing; March 3, 2022
DATE: February 21, 2022
RE: Staff Memo – Initial Architecture Review (IASR) Lot 503, TBD Russell Drive

PROJECT GEOGRAPHY

Legal Description: LOT 503, TELLURIDE MOUNTAIN VILLAGE, FILING 2, ACCORDING TO THE PLAT RECORDED JANUARY 11, 1991 IN PLAT BOOK 1 AT PAGE 1112, COUNTY OF SAN MGUEL, STATE OF COLORADO

Address: TBD Russell Drive
Applicant/Agent: Edwin Lindell
Owner: Cinda and Jeff Rodewald
Zoning: Single
Existing Use: Vacant
Lot Size: .74 acres
Proposed Use: Single-Family
Adjacent Land Uses:

- **North:** Single-Family
- **South:** Open Space
- **East:** Single-Family
- **West:** Open Space

ATTACHMENTS

Exhibit A: Architectural Plan Set
Exhibit B: Staff referral and public comments



Case Summary:

Edwin Lindell of ETL Architects INC, is requesting Design Review Board (DRB) approval of an Initial Architectural Review (IASR) application for a new single-family home with an attached accessory dwelling unit (ADU) located on Lot 503, TBD Russell Drive. The lot is approximately 0.74 acres and is zoned Single-family. The overall square footage of the home is approximately 6,362 s.f., with 4,882 s.f livable square feet. This is broken down between the main dwelling at 4,162 and the attached ADU at 720 s.f.. An ADU is allowable as a use by right pursuant to the underlying zoning, within the single family zone district. Because of the acreage of the lot is less than .75 acres the ADU must be attached. The square footage of the ADU is allowable at 20% of the main dwelling not to exceed 1500s.f. The project as proposed

would be allowed 832 s.f., and is proposing 720 s.f. The structure is attached by foundation and roof form, so it is in compliance with ADU regulations as proposed.

The project is providing 4 interior parking spaces within the proposed garages and 5 exterior spaces. The project is also proposing to have two access points. The primary access will be off of Russell Drive, and a secondary access will be off of Lone Fir Lane.

Applicable CDC Requirement Analysis: The applicable requirements cited may not be exhaustive or all-inclusive. The applicant is required to follow all requirements even if an applicable section of the CDC is not cited. **Please note that Staff comments will be indicated by *Italicized Text*.**

Table 1

<u>CDC Provision</u>	<u>Requirement</u>	<u>Proposed</u>
Maximum Building Height	35' (shed) Maximum	34' 7 ½"
Maximum Avg. Building Height	30' (shed) Maximum	22.12'
Maximum Lot Coverage	40% (12,824 s.f.)	6.6% (2,123 s.f.)*
General Easement Setbacks	No encroachment	Retaining wall
Roof Pitch		
Primary		1:12
Secondary		0.5:12, 0.125:12
Exterior Material		
Stone	35% minimum	35%
Windows/Doors	40% maximum	27%
Parking	2 interior/2 exterior	4 interior/5 exterior**

*It is unclear whether the applicant is counting decks and patios in this site coverage calculation, and the number seems low, staff has estimated the site coverage at approximately 6800 s.f (21.2%) which is still meeting allowable site coverage,

** The applicant is showing a total of 9 spaces, however staff is recommending this be reconfigured to show a total of 6 spaces (4 interior and 2 exterior)

DRB Specific Approval:

- 1) GE Encroachments – Retaining wall
- 2) Road Right of way encroachment (insubstantial) – Retaining wall
- 3) Road and Driveway Standards - (2) Curb cuts

Design Variation:

- 4) Landscaping – diversity of species

Chapter 17.3: ZONING AND LAND USE REGULATIONS

17.3.12: Building Height Limits

Sections 17.3.11 and 17.3.12 of the CDC provide the methods for measuring Building Height and Average Building Height, along with providing the height allowances for specific types of buildings based on their architectural form. Homes with a primary shed roof form are granted a maximum building height of 35 feet. The average height is an average of measurements from a point halfway between the roof ridge and eave. The points are generally every 20 feet around the roof. The maximum height is measured from the highest point on a roof directly down to the existing grade or finished grade, whichever is more restrictive.

Staff: Staff has determined that the primary roof form for this home is a shed and therefore granted a maximum height of 35 feet. The applicant has calculated a max height of 34' 7

½” and a max average height of 22.12’. The home appears to meet the requirements for both max and max average height. The plan set demonstrates height compliance with a parallel plane analysis that shows both existing and proposed grade.

17.3.14: General Easement Setbacks

Lot 177 is burdened by a sixteen (16) foot General Easement (GE) which surrounds its perimeter. The CDC provides that the GE and other setbacks be maintained in a natural, undisturbed state to provide buffering to surrounding land uses. The CDC does provide for some development activity within the GE and setbacks such as Ski Access, Natural Landscaping, Utilities, Address Monuments, and Fire Mitigation. All encroachments not listed above will require encroachment agreements between the property owner and the Town.

Staff: The proposal includes several GE encroachments that fall into the above category of permitted GE development activity including the following:

- *Driveway: The Driveway as shown currently takes access from Russell Drive and crosses the General Easement to the homesite. There is a secondary access off of Lone Fir Lane which also crosses the General Easement to the homesite.*
- *Utilities: Utilities are mostly located in Lone Fir Lane and cross the northern GE to the lot. Sewer service is accessed from the open space to the west and crosses the western GE to the lot.*
- *Landscaping: There is proposed new planting in both the northern and eastern GE areas*

The proposal also includes a GE encroachment and road right of way encroachment requiring specific DRB approval:

- *There is a boulder retaining wall to the east of the driveway that is within the GE and a small portion of road right of way.*

Staff: The retaining wall is essential for the creation of the driveway. Public Works noted this encroachment but did not raise any concerns regarding it. Road right of way encroachments when deemed insubstantial by staff can be approved at the DRB level. If DRB believes this to be approvable, then a specific approval should be granted.

Regardless of the encroachment, any development within the General Easement or road right of way will require the owner and the Town to enter into an Encroachment Agreement as part of a condition of approval.

Chapter 17.5: DESIGN REGULATIONS

17.5.4: Town Design Theme

The Town of Mountain Village has established design themes aimed at creating a strong image and sense of place for the community. Due to the fragile high alpine environment, architecture and landscaping shall be respectful and responsive to the tradition of alpine design – reflecting elements of alpine regions while blending influences that visually tie the town to mountain buildings. The town recognizes that architecture will continue to evolve and create a regionally unique mountain vernacular, but these evolutions must continue to embrace nature and traditional style in a way that respects the design context of the neighborhoods surrounding the site.

Staff: This modern design shows its alpine roots through the use of materials that can withstand our alpine environment. Stone, steel and a weathered looking wood are the primary cladding and the dark, gray and natural tones reflect colors seen in the ridges beyond. Staff believes this home represents a contemporary interpretation of our design theme.

17.5.5: Building Siting Design

The CDC requires that any proposed development blend into the existing landforms and vegetation.

Staff: Lot 503 slopes down from Russell Drive at the north side of the lot to Lone Fir Lane at the south side of the lot. The house generally steps down this way as well, though the main home form is taller than the garage off of Russell Drive. There are some existing trees at the perimeter of the lot on three sides and applicant intends to preserve those trees. The existing vegetation as well as the neutral palette of exterior materials should help to blend the home into the existing landform.

17.5.6: Building Design

The CDC requires that building form and exterior wall forms portray a mass that is thick and strong with a heavy grounded foundation.

Staff: The building form is grounded with a natural looking dry stack stone veneer that continues from the lower garage to the lower portion of the main dwelling, and then as an element that pierces through the building on the uppermost floor and becomes a feature interior wall that you can see through the glazing. The front entry shows this piercing stone wall extend through to that side of the home as well, however it is the only stone indicated on that front elevation. DRB members should discuss whether they feel the front entry is grounded enough, otherwise staff feels that overall, the project is meeting this requirement.

17.5.7: Grading and Drainage Design

Staff: The grading and drainage plan shows changes in grade primarily for the creation of the driveway and alternate access. There is a small amount of grading to v=create positive drainage away from the home. There are no slopes indicated over 2:1. Staff sees no issues with the proposed grading.

17.5.8: Parking Regulations

Staff: The applicant has shown four interior and five exterior parking spaces on their plans. However, four of the five exterior spaces are shown in tandem format directly outside of the garage doors. There is one exterior space shown on the south side of the upper autocourt that staff believes is a functional space. The tandem spaces do not allow any back out space from either garage. Staff would like to see the applicant revise the parking to show one additional space on the west side of the lower autocourt and to remove all four instances of tandem parking. With those revisions staff feels that the applicant would have appropriate garage back out space and would still be exceeding the parking requirements.

17.5.9: Landscaping Regulations

The applicant has provided a landscaping plan with a nice diversity of trees, however it is still not meeting the diversity of species clause. There are some perennial beds close to the home and disturbed areas are to be re-vegetated with a Town approved native seed

mix. If DRB finds this landscaping plan appropriate than a design variation for landscaping should be granted.

17.5.11: Utilities

Staff: Utilities are mostly located on Lone Fir Lane. There are two sewer lines due to the lower ADU unit. These sewer lines run west onto open space owned by Telski. Proof of an encroachment agreement between the homeowner and Telski will be necessary prior to building permit.

17.5.12: Lighting Regulations

Staff: A lighting plan was provided including photometric study. Fixture C, the recessed can exceeds the maximum lumen output allowed per the CDC. The applicant should either specify the system will be placed on a capped dimmer or choose another fixture. A detail of the proposed LED strip in the terrace railing should be provided to assure that the light is angled toward the deck surface and won't cause unintended light spill.

17.5.13: Sign Regulations

Staff: An address monument design has not been provided. The applicant should seek feedback from the Chief and Fire Marshal to discuss the unique address needs of this property. Because there are two access points, but only one address, staff feels that there should be some signage on Lone Fir Land indicating the primary access on Russell Drive. The applicant should revise the design to incorporate any feedback by EMS and design an address monument for Russel Drive as well as an additional monument for the Lone Fir Access that address staff concerns and meet the lighting regulations and dimensional requirements of the CDC.

Chapter 17.6: SUPPLEMENTARY REGULATIONS

17.6.1: Environmental Regulations

Staff: Fire Mitigation and Forestry Management: The applicant has included the 15' Zone 1 Fire Mitigation Area and seems to be meeting these requirements. Prior to building permit the applicant shall work with the Town Forester on site to create a tree removal plan for Zone 2 if necessary.

17.6.6: Roads and Driveway Standards

Staff: The driveway and alternate access off of Lone Fir are shown at a width of 12' which meets the width requirement for a drive that is less than 150' in length. The driveway off of Russell has grades from 4-8%. The alternate access is relatively flat, at less than 2%. There are no retaining walls that exceed the allowable 5'.

The CDC states that any property with more than one curb cut must obtain specific approval from DRB in consultation with the Public Works department. Public works has indicated that this second access is desirable to the Town as it gives them an opportunity to improve the turn around at the end of Lone Fir Lane. The applicant has indicated that the second access could be done with a permeable surface to help with drainage as well as to differentiate this access from the main driveway. If DRB finds this access approvable, then a specific approval should be granted.

17.6.8: Solid Fuel Burning Device Regulations

Staff: There are four fireplaces shown in the plans, no fuel source is called out. The applicant should call out the fuel source for all fireplaces, if any wood burning is proposed then proof of four wood burning permits will be required.

Chapter 17.7: BUILDING REGULATIONS

17.7.19: Construction Mitigation

Staff: The applicant has provided a construction mitigation plan that includes ample parking, dumpster, bear proof trash, portable toilets, materials staging and appropriate construction fencing. However, dumpsters and toilets should be contained within the construction fences. Also, given the slope of the lot it seems that some silt fencing would be necessary to prevent stormwater runoff. The applicant should amend the CMP to reflect these changes prior to FAR.

Staff Recommendation: Staff recommends the DRB approve the Initial Architectural and Site Review for Lot 503, TBD Russell Drive, based on the findings and CDC requirements listed in the staff memo of record.

Staff Note: *It should be noted that reasons for approval or rejection should be stated in the findings of fact and motion.*

Proposed Motion:

If the DRB deems this application to be appropriate for approval, Staff requests said approval condition the items listed below in the suggested motion.

I move to approve the Initial Architectural and Site Review for a new single-family home with attached ADU located at Lot 503, based on the evidence provided within the Staff Report of record dated February 23, 2022, with the following specific approvals and design variations:

DRB Specific Approval:

- 1) GE Encroachments – Retaining wall
- 2) Road Right of way encroachment (insubstantial) – Retaining wall
- 3) Road and Driveway Standards - (2) Curb cuts

Design variations:

- 1) Landscaping – diversity of species

And, with the following conditions:

- 1) Prior to final review the applicant shall revise their site coverage calculations to include patios and decks consistent with the definition of site coverage found on page 297 of the CDC and Section 17.8 Definitions.
- 2) Prior to final review, the applicant shall revise the parking to remove all instances of tandem parking while still providing (2) exterior spaces.
- 3) Prior to final review, the applicant shall submit an address monument design for both the Russell Drive address and the alternate access at Lone Fir Lane per the comments of the Police Chief and Fire Marshall, and to otherwise meet the requirements of the CDC.
- 4) Prior to final review, the applicant shall revise the construction mitigation plan to include silt fencing, and to move dumpsters and toilets within the fenced area.
- 5) Prior to final review, the applicant shall indicate the fuel source for all fireplaces.
- 6) Prior to final review, the applicant shall revise the lighting plan per the comments of this memo.
- 7) Prior to building permit the applicant shall provide proof of an access agreement with Telski for the sewer accesses.
- 8) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition

- resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
- 9) Prior to Certificate of Occupancy the applicant will enter into a revocable Encroachment Agreement with the Town for any approved encroachments in the general easement. This includes any encroachments that already exist on the property as well as any new encroachments.
 - 10) Prior to Certificate of Occupancy the applicant will enter into a revocable Encroachment Agreement with the Town for any approved encroachments in the road right of way. This includes any encroachments that already exist on the property as well as any new encroachments.
 - 11) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the setbacks.
 - 12) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.
 - 13) Prior to the Building Division conducting the required framing inspection, a four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
 - a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
 - b. Wood that is stained in the approved color(s);
 - c. Any approved metal exterior material;
 - d. Roofing material(s); and
 - e. Any other approved exterior materials
 - 14) It is incumbent upon an owner to understand whether above grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their lot. Relocation of such above grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.

/aw



Lot 503 Preliminary DRB Application Development Narrative

Lot 503 Lone Fir Lane

Town of Mountain Village

San Miguel County, Colorado 81435

Applicant: ETL Architects Inc

Edwin Lindell

Narrative:

ETL Architects is requesting to be heard for the first and preliminary formal Mountain Village Design Review Board hearing for the following development application for Lot 503 Lone Fir Lane. This application consists of the development of a 6,362 gross sf single-family residence on the 0.735 Acre lot. The proposed design is simple in form and mass to give the structure a subordinate relationship to the lot surroundings as this lot is steep in nature and adjacent to open space to the west, a developed lot to the north, an undeveloped lot to the east, and Russel Dr. to the south. We are proposing one main access off Russel drive to the Main house and a secondary permeable access to the accessory dwelling unit. These access locations have been developed with the support of the Mountain Village Public Works and Planning Departments.

We would like to gain the Mountain Village Design Review Board's support at the next available public hearing as we present our application and its compliance with the design guidelines. Please see the attached drawing package and supporting documents.

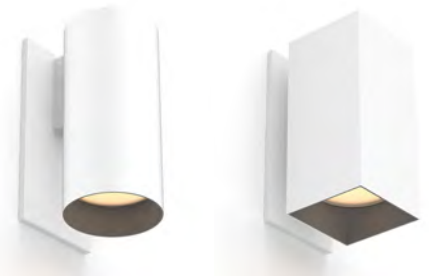
Sincerely,

A handwritten signature in black ink, appearing to read 'Edwin Lindell', is written in a cursive style.

Edwin Lindell
ETL Architects Inc
970.394.4480
edwin@etlarchitects.com

WALL SCONCE CYLINDER & SQUILINDER®

PROJECT NAME:	TYPE:
---------------	-------



Exceptional adaptability and performance in classic and modern silhouettes that mount seamlessly and invisibly to the wall.

ORDERING INFORMATION



JA8-2019 INDICATED BY SHADING

SHAPE	TYPE	RATING	BODY FINISH	BAFFLE FINISH	LUMEN PACKAGE	OCT	LOWER OPTIC	UPPER OPTIC	DRIVER	LOWER LENS	UPPER LENS
		2									
CW2 Cylinder SW2 Squilinder	DF Downlight	2 Wet (IP65)	WH White	WH White	DOWNLIGHT (DF) STATIC WHITE	22 2200K*	15 15°	00 DF Only*	DOWNLIGHT (DF) INTEGRAL	3 Clear Glass Lens* *(Not available for Warm Dim)	9 Diffusion Lens* *(Required with UD fixture)
	UD Up / Downlight		BK Black	BK Black	80C12A 80+ CRI, Delivered Lumens - 706 80C19A 80+ CRI, Delivered Lumens - 1092 80C23A 80+ CRI, Delivered Lumens - 1337 90C10A 90+ CRI, Delivered Lumens - 604 90C15A 90+ CRI, Delivered Lumens - 937 90C20A 90+ CRI, Delivered Lumens - 1140 97C09A 97+ CRI, Delivered Lumens - 543 97C14A 97+ CRI, Delivered Lumens - 835 97C18A 97+ CRI, Delivered Lumens - 1025	22 2200K* *(Only available for 90+ CRI) 25 25° 40 40° 60 60°	00 DF Only* *(Required with DF fixture)				
			AB Architectural Bronze	AB Architectural Bronze		27 2700K			RP1 120V, 1% ELV / TRIAC or 120-277V, 1% 0-10V Analog Logarithmic	4 Soft Focus Lens	LEAVE BLANK FOR DOWNLIGHT (DF)
			AG Satin Silver	AG Satin Silver		30 3000K			REMOTE (120V)	5 Frosted Glass Lens	
			AU Cashmere Gold	AU Cashmere Gold		35 3500K			TR2 Philips, 2% Leading/Trailing/Triac* *(Only available with 80C19A, 90C15A and 97C14A)	6 Frosted Soft Focus Lens	
			BB Burnt Bronze	BB Burnt Bronze		40 4000K				7 Frosted Linear Spread Lens* *(Not available for Squilinder)	
			CF Custom Finish* *(Consult Factory)	CF Custom Finish* *(Consult Factory)					UP / DOWNLIGHT (UD) INTEGRAL		
					DOWNLIGHT (DF) WARM DIM		25 25° 40 40° 60 60°	00 DF Only* *(Required with DF fixture)	CA2 120-277V 0-10V Analog Logarithmic		
					90W11A 90+ CRI, Delivered Lumens - 844 Incandescent Profile	WL 2700K - 1800K			CE2 120V Electronic ELV Forward / Reverse Phase		
					90W13A 90+ CRI, Delivered Lumens - 888 Halogen Profile	WD 3200K - 1800K					
					*SEE PAGE 3 FOR DETAILED WARM DIM PROFILE COMPARISON.						
					UP / DOWNLIGHT (UD) STATIC WHITE		15 15° 25 25° 40 40° 60 60°	15 15° 40 40° 60 60°	DOWNLIGHT (DF) & UP / DOWNLIGHT (UD) REMOTE (120V)		
					80C12A 80+ CRI, 1200 Source Lumens (Delivered - 1,587)	27 2700K			L23 Lutron, Hi-Lume 1% 2-Wire		
					90C10A 90+ CRI, 1000 Source Lumens (Delivered - 1,361)	30 3000K			REMOTE (120-277V)		
					97C09A 97+ CRI, 900 Source Lumens (Delivered - 1,220)	35 3500K 40 4000K			LH1 Lutron, Hi-Lume 1% Ecosystem		
					*ALL DELIVERED LUMEN OUTPUTS AND T24 COMPLIANCE REFLECT 3000K PAIRED WITH 40° OPTIC AND SOFT FOCUS LENS. REFERENCE PAGE 3 FOR ADDITIONAL T24 COMPLIANT CONFIGURATIONS.				AN4 Philips Titanium 1% 0-10V, LOG		
									EA2 eldoLED, SOL0drive 0.1% 0-10V, LOG		
									ED1 eldoLED, SOL0drive 0.1% DALI, LOG		



SPECIFICATION NOTES

- Wall Sconce (ex.) CW2-DF2-WHBK-90C20A2-30-RP1-40
- Wall Sconce (ex.) SW2-UD2-WHBK-80C12A2-33-RMT-49
- Up / Downlight (UD) fixtures require two remote drivers
- Remote driver(s) ships as (ex.) PS-RMT-80C12A-1L23

PATHLIGHTS

STEALTH AND IMPACT®

PROJECT NAME:	TYPE:
---------------	-------



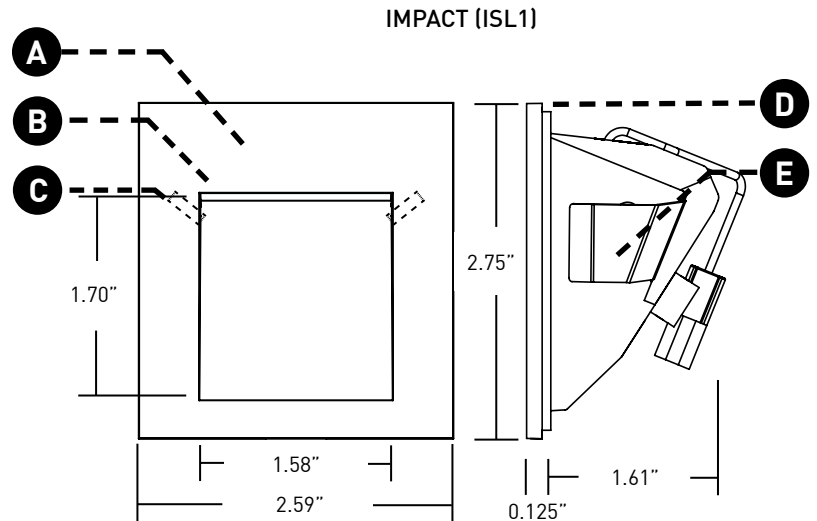
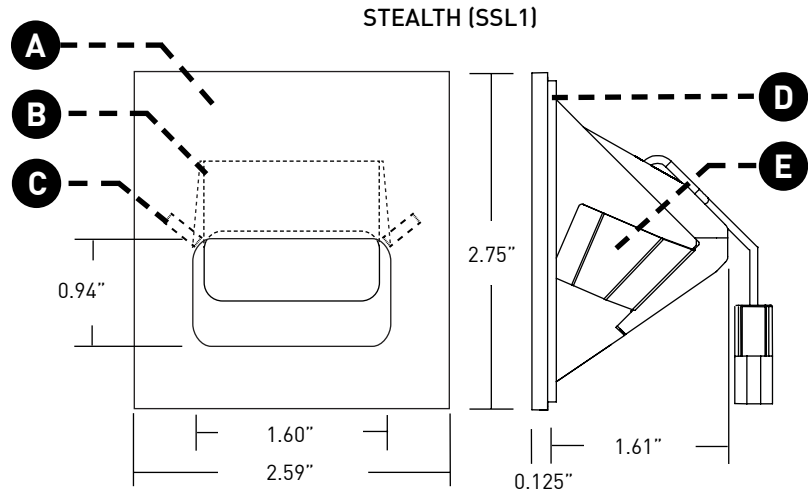
Low glare path lights lead the way through the out of doors, as built-ins or from freestanding bollards.

ORDERING INFORMATION AND DRAWINGS - FIXTURE

Quick Ship Product. All rough in components ship within 10 days up to quantities of 100.

FIXTURE	RATING	FLANGE FINISH			LUMEN PACKAGE	CCT
SSL1 Stealth Steplight ISL1 Impact Steplight	1 Dry / Damp (Non-Locking) 2 Wet (Locking)	POWDER COAT FINISH WH White BK Black AG Satin Silver AB Architectural Bronze CF Custom Finish* *(Consult Factory)	NATURAL FINISH IG Industrial Gray SS Brushed Stainless Steel BR Brushed Bronze NB Natural Bronze	PLATED FINISH CH Chrome* *(Increased lead time) PB Polished Oil-Rubbed Bronze* *(Increased lead time, not available for wet location) MB Matte Oil-Rubbed Bronze* *(Increased lead time, not available for wet location)	STEALTH & IMPACT 80L02B 80+ CRI, 200 Source Lumens SSL1 Delivered Lumens - 33 ISL1 Delivered Lumens - 43	27 2700K 30 3000K 35 3500K 40 4000K CC Custom Color (gel)* Color Temp: _____ K *(Custom gels assigned unique suffix upon receipt of order. Contact Product Support for guidance.)

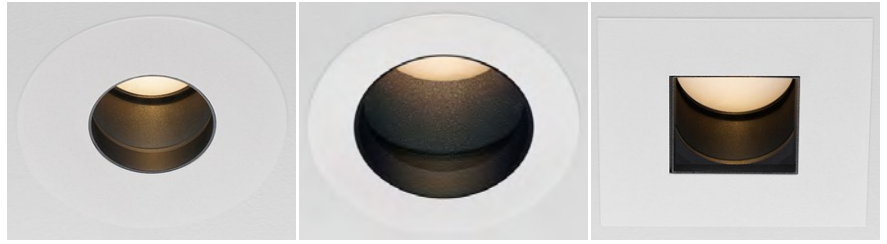
- A LED**
Regressed LED with slot aperture for glare-free, energy-efficient path and step lighting; suitable for dry / damp or wet applications. 3.4W DC LED (dimming by power supply).
 - B EFFECTS DEVICES**
Provided with sealed polycarbonate linear diffusion lens; consult factory for availability of color gels, which may achieve custom color temperatures.
 - C LOCKING**
Discreetly hidden tamper-resistant set screws. Included with IP65 Wet location luminaire.
 - D GASKET**
Foam gasket provided. Required for IP65 wet location applications only.
 - E RETENTION**
Torsion spring clips secure fixture into back box, mounting plate, or appropriately sized cut-out.
- Available with Bollard mounting, please visit [WEBSITE](#) for additional information.
 - Double Impact ISL2 pathlight available, please visit [WEBSITE](#) for additional information.



2 SERIES LED ADJUSTABLE

Our smallest aperture family of pin-hole fixtures offers high-output illumination for high-drama design statements in discerning residential, retail, and hospitality environments.

PROJECT NAME:	TYPE:
---------------	-------



ORDERING INFORMATION

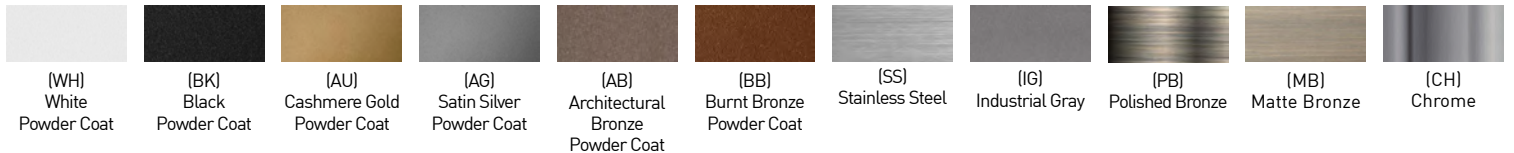


Quick Ship Product. All rough in components ship within 10 days up to quantities of 100.



JA8-2019 INDICATED BY SHADING

TRIM	RATING	FLANGE FINISH	LUMEN PACKAGE	CCT	OPTIC	INSTALL TYPE	CEILING THICKNESS	POWER SUPPLY	EFFECTS DEVICE	FLANGE CONFIGURATION
2RA Round Expanded 2PA Round Pinhole 2SA Square Expanded	1 Dry/Damp 2 Wet* *(Lens sealed in place)	WH White BK Black AU Cashmere Gold AG Satin Silver PR Primer AB Arch Bronze BB Burnt Bronze SS Stainless Steel* IG Industrial Gray PB Polished Bronze* MB Matte Bronze* CH Chrome* CF Custom* *(Consult Factory)	<p>STATIC WHITE</p> <p>80CA12L 80+ CRI, 1200 Source Lumens (Delivered - 2PA 562, 2RA 698, 2SA 609)</p> <p>80CA16L 80+ CRI, 1600 Source Lumens (Delivered - 2PA 773, 2RA 960, 2SA 839)</p> <p>80CA23H 80+ CRI, 2300 Source Lumens (Delivered - 2PA 1064, 2RA 1322, 2SA 1154)</p> <p>90CA10L 90+ CRI, 1000 Source Lumens (Delivered - 2PA 482, 2RA 599, 2SA 523)</p> <p>90CA14L 90+ CRI, 1400 Source Lumens (Delivered - 2PA 661, 2RA 798, 2SA 717)</p> <p>90CA19H 90+ CRI, 1900 Source Lumens (Delivered - 2PA 912, 2RA 1133, 2SA 989)</p> <p>97CA10L 97+ CRI, 1000 Source Lumens (Delivered - 2PA 430, 2RA 534, 2SA 466)</p> <p>97CA12L 97+ CRI, 1200 Source Lumens (Delivered - 2PA 588, 2RA 731, 2SA 638)</p> <p>97CA17H 97+ CRI, 1700 Source Lumens (Delivered - 2PA 813, 2RA 1010, 2SA 882)</p> <p>WARM DIM</p> <p>90WA11H 90+ CRI, 1130 Source Lumens Incandescent Profile (Delivered - 2PA 543, 2RA 679, 2SA 620)</p> <p>90WA13H 90+ CRI, 1360 Source Lumens Halogen Profile (Delivered - 2PA 572, 2RA 715, 2SA 653)</p> <p>*SEE PAGE 3 FOR DETAILED WARM DIM PROFILE COMPARISON.</p> <p>L = 3.73" tall Low Flux Housing H = 6.5" tall High Flux Housing</p> <p>*ALL DELIVERED LUMEN OUTPUTS AND T24 COMPLIANCE REFLECT 3000K PAIRED WITH 40° OPTIC AND SOFT FOCUS LENS. REFERENCE PAGE 3 FOR ADDITIONAL T24 COMPLIANT CONFIGURATIONS.</p>	22 2200K* *Only available with 90+ CRI 27 2700K 30 3000K 35 3500K 40 4000K	10 10°* *Only available with 80CA12L, 90CA10L and 97CA10L. Not available with 2200K 20 20°* *Not Title 24 compliant with 2200K 40 40° 60 60°* *Not available for 2PA 20 20° 40 40° 60 60°* *Not available for 2PA	Housing W/Integral Driver (HB) NC NIC IC IC AT IC, Airtight, Chicago Plenum Housing W/Remote Driver (HR) NR NIC, Remote IR IC, Remote AR IC, Airtight, Chicago Plenum Remodel RM Remodel RR Remote-Remodel	0 0.125" - 0.49" * (RM, RR Install Types only) 1 0.50" - 0.75" 2 0.76" - 1.25" * (See Page 4 for tilt limitations) 3 1.26" - 2.00" * (See Page 4 for tilt limitations) 4 2.01" - 3.00" * (See Page 4 for tilt limitations)	(120V) TR2 Philips, 2% Leading/Trailing/Triac* * (Not available for 80CA12L, 90CA10L, or 97CA10L unless 10° optic is specified) L23 Lutron, Hi-Lume 1% 2-Wire (120-277V) LH1 Lutron, Hi-Lume 1% Ecosystem LP1 Lutron, Premier 0.1% Ecosystem AN4 Philips Xitanium 1% 0-10V, LOG LN2 Philips Xitanium 1% 0-10V, LIN EA2 eldoLED, SOLOdrive 0.1% 0-10V, LOG LA2 eldoLED, SOLOdrive 0.1% 0-10V, LIN ED1 eldoLED, SOLOdrive 0.1% DALI, LOG LD1 eldoLED, SOLOdrive 0.1% DALI, LIN	Standard Effects Device 04 Soft Focus Lens 00 No Lens* * (Standard for 10° optic, Not available for wet location or Warm Dim) Alternate Effects Device 02 Honeycomb Louver* * (Not available for wet location or Warm Dim) 03 Clear Glass Lens* * (Not available for Warm Dim) 05 Frosted Glass Lens 09 Ultra Violet Lens 11 Shatterproof Soft Focus Lens 12 Shatterproof Frosted Lens 26 Frosted Linear Spread Lens* * (Not available for wet location)	F Flange Overlay (No Applique) G Zero Sightline Gypsum (1/16" Applique)* * (Not available for wet location) P Zero Sightline Plaster (1/8" Applique)* * (Not available for wet location)



PART NUMBER NOTES

- Trims ships as e.g., 2RA1-WH-80CA16L1-2HB1-L2304
- Housing ships as e.g., NCL-2RF-1-LED-01
- Drivers ship with trim
- Remote drivers ship with trim as e.g., PS-RMT-80CA16L-1L23
- Applique ships with housing

Inspire V4 Outdoor Single Color

LED TAPE LIGHT



Fixture Type:

Part Number:

Project Name:



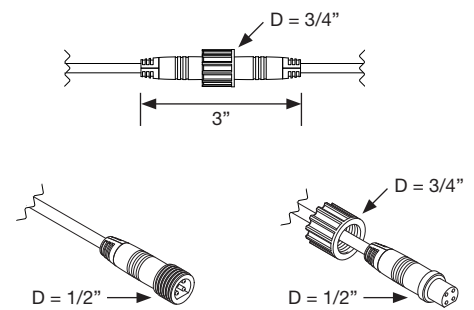
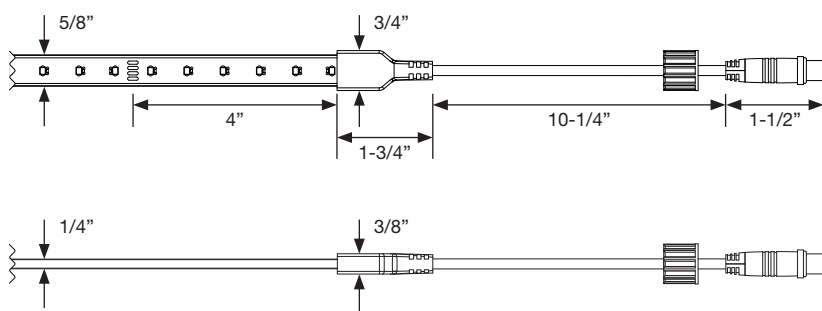
Female lead at end of LED tape light



LED tape light detail



Male lead at end of LED tape light



Specifications

Color Temperatures	<ul style="list-style-type: none"> • 2700K • 3000K 	CRI	94+
Lumen Output	up to 133 Lumens/FT	Mounting	Inspire V4 Outdoor Strip Channel (REQUIRED; must specify separately)
Input Power	24VDC	Dimensions (WxH)	5/8" x 1/4" (14.6mm x 5.5mm)
Max Run Length	25FT	Operating Temperature	-22°F to 140°F (-30°C to 60°C)
Cut Increments	every 4in	Lamp Life	50,000 Hours
Power Consumption	3.8 Watts/FT	Certifications	UL Listed (E467147)
Product Color	Black	Dimming & Control	<ul style="list-style-type: none"> • 0-10V • MLV • ELV • Incandescent • CFL/LED
LEDs per Foot	18	Environment	IP67 Non-Submersible
Light Distribution	120°	Warranty	5 Year Limited
Compatible Connectors	Inspire V4 Outdoor Connectors		
Included Accessories	<ul style="list-style-type: none"> • (1) 25FT Inspire V4 Outdoor Connector • End Caps 		

Ordering

Color Temperature	Lumens/FT	Roll Length	Part Number
2700K	99	25FT	V4-OUT-27-SB-BLK-25
2700K	99	15FT	V4-OUT-27-SB-BLK-15
2700K	99	5FT	V4-OUT-27-SB-BLK-5
3000K	133	25FT	V4-OUT-30-SB-BLK-25
3000K	133	15FT	V4-OUT-30-SB-BLK-15
3000K	133	5FT	V4-OUT-30-SB-BLK-5

ABBREVIATIONS

AAD	ATTIC ACCESS DOOR
ADD	ADDENDUM
ADJ	ADJACENT
AGR	AREA OF REFUGE
AGG	AGGREGATE
AFF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
ARCH	ARCHITECTURAL
ASSY	ASSEMBLY
BM	BEAM
BRG	BEARING
BET	BETWEEN
BD	BOARD
BS	BOTH SIDES
BO	BOTTOM OF
BLDG	BUILDING
CAB	CABINET
CL	CENTERLINE
CER	CERAMIC
CLR	CLEAR
CLOS	CLOSET
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CJ	CONSTRUCTION JOINT
CONT	CONTINUOUS
DP	DAMP-PROOFING
DET	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DW	DISHWASHER
DN	DOWN
DR	DRAIN
DS	DOWNSPOUT
DRWG	DRAWING
EA	EACH
EL	ELEVATION
EQ	EQUAL
EXIST	EXISTING
EJ	EXPANSION JOINT
EXT	EXTERIOR
FE CABT	FIRE EXTINGUISHER CABINET
FOC	FACE OF CONCRETE
FOS	FACE OF STUD
FIN	FINISH
FP	FIREPROOF
FL	FLOOR
FD	FLOOR DRAIN
FT	FLOOR TYPE
FTG	FOOTING
FDN	FOUNDATION
FSD	FIRE SMOKE & DRAFT CONTROL
GA	GAUGE
GALV	GALVANIZED
GS	GALVANIZED STEEL
GC	GENERAL CONTRACTOR
GL	GLASS
GR	GRADE
GLB	GLU-LAMINATED WOOD BEAM
GYP	GYPSSUM
GWB	GYPSSUM WALLBOARD
HDW	HARDWARE
HD	HEAD
HDR	HEADER
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
HT	HEIGHT
HW	HARDWOOD
HWY	HIGHWAY
HOR	HORIZONTAL
ICP	INTEGRATED COLOR PLASTER
ID	INSIDE DIAMETER
INT	INTERIOR
JT	JOINT
LAM	LAMINATE(D)
LAV	LAVATORY
MFG	MANUFACTURER
MO	MASONRY OPENING
MTL	MATERIAL
MAX	MAXIMUM
MC	MEDICINE CABINET
MECH	MECHANICAL
MIN	MINIMUM
MS	MILD STEEL
MISC	MISCELLANEOUS
NIC	NOT IN CONTRACT
NA	NOT APPLICABLE
NTS	NOT TO SCALE
NO.	NUMBER OF (QUANTITY)
OC	ON CENTER
OPG	OPENING
OPP	OPPOSITE
OPH	OPPOSITE HAND
OD	OUTSIDE DIAMETER
OFD	OVERFLOW DRAIN
PD	PERIMETER DETAIL
PERF	PERFORATED
PFSM	PREFINISHED SHEET METAL
PL	PLATE
PLWD	PLYWOOD
PROD	PRODUCT
PROJ	PROJECT
PROP	PROPERTY
R	RADIUS OR RISER
REF	REFER
REFR	REFRIGERATOR
REINF	REINFORCE(D)
REQD	REQUIRED
RISM	ROUND HEAD SHEET METAL SCREW
RM	ROOM
RW	ROOF WINDOW
RWD	RAIN WATER DRAIN
RWP	RAIN WATER PIPE
RO	ROUGH OPENING
SAN	SANITARY
SR	SOUND REDUCING
SECT	SECTION
SEW	SEWER
SHS	SQUARE HOLLOW STEEL
SHT	SHEET
SHLV	SHELVES
SIM	SIMILAR
SL	SLIDING
SM	SHEET METAL
STC	SOUND-TRANSMISSION CLASS
SPEC	SPECIFICATION
SQ	SQUARE
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURE(AL)
SUB	SUBSTITUTE
SUPPL	SUPPLEMENT(AL)
SUSP	SUSPENDED
SW	SOFTWOOD
TEL	TELEPHONE
TV	TELEVISION
TEMP	TEMPERED
IE	THAT IS
THK	THICK
TPH	TOILET PAPER HOLDER
T&G	TONGUE AND GROOVE
T&B	TOP AND BOTTOM
TO	TOP OF
T.O.T.	TOWN OF TELLURIDE
TOSL	TOP OF SLAB
T	TREAD
TS	TUBE STEEL
TYP	TYPICAL
UC	UNDERCOUNTER
UG	UNDERGROUND
U.N.O.	UNLESS NOTED OTHERWISE
UNFN	UNFINISHED
UBC	UNIFORM BUILDING CODE
USG	UNITED STATES GAGE
VAR	VARIABLE
VENT	VENTILATE
VIF	VERIFY IN FIELD
VERT	VERTICAL
VAT	VINYL ASBESTOS TILE
V	VOLTAGE
WC	WATER CLOSET
WP	WATERPROOF
WHT	WEIGHT
WT	WALL TYPE
WIN	WINDOW
W/	WITH
W/O	WITHOUT
WD	WOOD
WNT	WINDOW TYPE

MATERIAL LEGEND

CONCRETE	
CONCRETE MASONRY	
EXISTING STONE	
STONE VENEER	
FRAME WALL	
TILE	
STEEL	
ALUMINUM OR SHEET METAL	
BATT INSULATION	
GYP. WALL BOARD	
PLYWOOD	
SOIL/COMPACTED FILL	
ROCK/NON-COMPACTED FILL	
SAND	
FINISHED WOOD	
ROUGH FRAMING OR ROUGH SAWN TRIM	
WOOD BLOCKING	
GLU-LAM WOOD	
PARTICLE BD. OR WOOD FIBER BD.	
RIGID INSULATION	
CARPET	

SYMBOL LEGEND

BUILDING SECTION CUT	
SECTION NO.	
SHEET NO.	
DETAIL CUT	
DETAIL NO.	
SHEET NO.	
DETAIL CALLOUT	
DETAIL NO.	
SHEET NO.	
EXTERIOR/INTERIOR ELEVATION	
ELEVATION NO.	
SHEET NO.	
ROOM NUMBER	
DOOR MARK	
WINDOW MARK	
REFERENCE GRID LINE	
SPOT ELEVATION	
DRAWING REVISION	

GENERAL NOTES

A. THE AIA DOCUMENT 201, "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION," LATEST EDITION, ARE HEREBY MADE A PART OF THESE CONTRACT DOCUMENTS. COPIES ARE ON FILE AND ARE AVAILABLE FOR INSPECTION AT THE OFFICES OF THE ARCHITECT.

B. THE CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT, THE GENERAL NOTES, THE SPECIFICATION, AND THE DRAWINGS, WHICH ARE COOPERATIVE AND CONTINUOUS. WORK INDICATED OR REASONABLY IMPLIED IN ANY ONE OF THE DOCUMENTS SHALL BE SUPPLIED AS THOUGH FULLY COVERED IN ALL. ANY DISCREPANCY BETWEEN THE DIFFERENT PARTS SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY.

C. ALL WORK SHALL COMPLY WITH ALL STATE AND LOCAL CODES AND ORDINANCES, AND SHALL BE PERFORMED TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY JOURNEYMEN OF THE APPROPRIATE TRADES.

D. THESE DOCUMENTS ARE INTENDED TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE ALL WORK DESCRIBED HEREIN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BRING TO THE ATTENTION OF THE ARCHITECT ANY CONDITIONS WHICH WILL NOT PERMIT CONSTRUCTION ACCORDING TO THE INTENTIONS OF THESE DOCUMENTS. IT IS THE RESPONSIBILITY OF THE ARCHITECT TO PROVIDE DETAILS AND/OR DIRECTIONS REGARDING DESIGN INTENT WHERE IT IS ALTERED BY EXISTING CONDITIONS OR WHERE NEGLECTED IN THE DOCUMENTS.

E. ANY MATERIALS PROPOSED FOR SUBSTITUTION OF THOSE SPECIFIED OR CALLED OUT BY TRADE NAME IN THESE DOCUMENTS SHALL BE PRESENTED TO THE ARCHITECT FOR REVIEW. THE CONTRACTOR SHALL SUBMIT SAMPLES WHEN REQUIRED BY THE ARCHITECT, AND ALL SUCH SAMPLES SHALL BE REVIEWED BY THE ARCHITECT BEFORE THE WORK IS PERFORMED. WORK MUST CONFORM TO THE REVIEWED SAMPLES. ANY WORK WHICH DOES NOT CONFORM SHALL BE REMOVED AND REPLACED WITH WORK WHICH CONFORMS AT THE CONTRACTOR'S EXPENSE. SUBCONTRACTORS SHALL SUBMIT REQUESTS AND SAMPLES FOR REVIEW THROUGH THE GENERAL CONTRACTOR WHEN WORK IS LET THROUGH HIM OR HER. REQUIRED VERIFICATIONS AND SUBMITTALS TO BE MADE IN ADEQUATE TIME AS NOT TO DELAY WORK IN PROGRESS.

F. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR HIS OR HER REVIEW WHERE CALLED FOR ANYWHERE IN THESE DOCUMENTS. REVIEW SHALL BE MADE BY THE ARCHITECT BEFORE WORK IS BEGUN, AND WORK SHALL CONFORM TO THE REVIEWED SHOP DRAWINGS, SUBJECT TO REPLACEMENT AS REQUIRED IN PARAGRAPH E, ABOVE.

G. THE BUILDING INSPECTOR SHALL BE NOTIFIED BY THE CONTRACTOR WHEN THERE IS NEED OF INSPECTION AS REQUIRED BY THE I.R.C. OR ANY LOCAL CODE OR ORDINANCE.

H. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY AND CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION. FOR COMPLIANCE WITH FEDERAL AND STATE O.S.H.A. REGULATIONS, AND FOR THE PROTECTION OF ALL WORK UNTIL IT IS DELIVERED COMPLETED TO THE OWNER.

I. ALL DIMENSIONS NOTED TAKE PRECEDENCE OVER SCALED DIMENSIONS. DIMENSIONS NOTED WITH "N.T.S." DENOTES NOT TO SCALE.

J. CONTRACTOR SHALL VERIFY AND COORDINATE ALL OPENINGS THROUGH FLOORS, CEILINGS, AND WALLS WITH ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS.

K. CONTRACTOR WILL ASSUME RESPONSIBILITY OF ITEMS REQUIRING COORDINATION AND RESOLUTION DURING THE BIDDING PROCESS.

L. CONTRACTOR WILL ASSUME RESPONSIBILITY FOR STONE MASONRY SUBCONTRACTOR'S TAKE-OFFS.

M. SEE SPECIFICATIONS FOR DOOR, WINDOW, AND FINISH SCHEDULES.

N. SEE SPECIFICATIONS FOR EXTERIOR FINISH MATERIALS AND COLORS.

O. ALL DIMENSIONS ON STRUCTURAL DRAWINGS TO BE CHECKED AGAINST ARCHITECTURAL DRAWINGS. NOTIFY ENGINEER AND ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION.

LAND USE CODE INFO

LAND USE	RESIDENTIAL
ZONE DISTRICT:	N/A
TREATMENT AREA:	N/A
SUBDIVISION:	N/A
EXISTING USE:	SINGLE FAMILY RESIDENCE
PROPOSED USE:	NOT IN A FLOOD HAZARD AREA
FLOOD HAZARD AREA:	N/A
GEOLOGIC HAZARD AREA:	N/A
GROUNDWATER DEPTH ZONE:	N/A
WETLANDS AREA:	N/A
PLATE:	32,000 SF
LOT AREA:	0 SF
EXISTING ABG. FLOOR AREA:	2,123 SF
PROPOSED ABG. FLOOR AREA:	2 INTERIOR, 2 EXTERIOR REQUIRED
PARKING SPACES:	

BUILDING CODE INFO

AUTHORITY HAVING JURISDICTION (AHJ):
TOWN OF MOUNTAIN VILLAGE

APPLICABLE BUILDING CODES (AS ADOPTED & AMENDED BY THE TOWN OF TELLURIDE):
INTERNATIONAL BUILDING CODE (IBC), 2018
INTERNATIONAL ENERGY CONSERVATION CODE (IECC), 2018

LEGAL:
LOT 503, TELLURIDE MOUNTAIN VILLAGE, FILING 2, ACCORDING TO THE PLAT RECORD JANUARY 11, 1991 IN PLAT BOOK 1 AT PAGE 1112, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

CODE: 2018 IRC

CONSTRUCTION TYPE: V-B FOR R-2 OCCUPANCIES

FIRE RESISTIVE RATING REQUIREMENTS FOR BUILDING ELEMENTS PER TABLE 601:

TYPE V-B	0 HOUR
STRUCTURAL FRAME:	0 HOUR
BEARING WALLS (INTERIOR AND EXTERIOR):	0 HOUR
NON BEARING WALLS EXTERIOR:	0 HOUR
NON BEARING WALLS INTERIOR:	NO REQUIREMENT
FLOOR CONSTRUCTION:	0 HOUR
ROOF CONSTRUCTION:	0 HOUR

BUILDING PERMIT NOTES

1. ANY DEVELOPMENT WITHIN THE TOWN OF MOUNTAIN VILLAGE MUST BE APPROVED BY THE MOUNTAIN VILLAGE PLANNING DEPARTMENT AND/OR DRB.
2. ALL PLUMBING FIXTURES TO BE LOW FLOW.

PROJECT VIEW



APPLICATION INFO

SUMMARY OF UNITS:

SINGLE FAMILY UNIT: 1 RESIDENCE, 1 ACCESSORY DWELLING UNIT

SUMMARY OF SQUARE FOOTAGE:

SINGLE FAMILY UNIT: 4,162 SF LIVING, 860 SF ATTACHED GARAGE
ACCESSORY DWELLING: 720 SF LIVING, 620 SF DETACHED GARAGE
% OF ACCESSORY TO SINGLE FAMILY: 26%

TOTAL: 6,362 SF

WOOD BURNING DEVICE PERMIT:

NONE

ARCHITECTURAL REQUIREMENTS:

MAXIMUM HEIGHT LIMIT: REF: ELEVATIONS, LESS THAN 35'

MAXIMUM AVERAGE HEIGHT: 22.13' REF: ROOF PLAN, LESS THAN 30'

ARCHITECTURE FEATURES: 40' MAXIMUM HEIGHT OFFSET LIMIT

PERCENTAGE OF MATERIALS: REF: MATERIAL ELEVATIONS
STONE: 35%
GLAZING: 27%
OTHER: 38%

SHEET INDEX

A 001	COVER SHEET, INDEX
S S-1	SURVEY
C C1	NOTES
C C2	PLAN AND PROFILE
C C3	UTILITIES
A 101	SITE & CSP PLAN
A 102	LANDSCAPE PLAN
A 110	GUEST LOWER FLOOR PLAN
A 111	LOWER LEVEL FLOOR PLAN
A 112	MAIN LEVEL FLOOR PLAN
A 113	ROOF PLAN
A 210	ELEVATIONS
A 220	ELEVATIONS
A 230	MATERIAL ELEVATIONS
A 301	MATERIAL BOARD
A 901	EXISTING PHOTOS
A 902	EXISTING PHOTOS
A 910	3D VIEWS
A 911	3D VIEWS
A 920	RENDER
A 921	RENDER
A 922	RENDER
A 923	RENDER
A 924	RENDER

PROJECT DIRECTORY

OWNER
JEFF & CINDA RODEWALKO
503 LONE FIR
TELLURIDE, CO 81435

ARCHITECT
ETL ARCHITECTS INC
PO BOX 33
1756 GREEN MEADOWS LN
PLACERVILLE CO 81430
970.394.4480

EDWIN@ETLARCHITECTS.COM

CIVIL ENGINEER
UNCOMPAGHRE ENGINEERING
PO BOX 3945
TELLURIDE, CO 81435
970.729.0683

DAVID BALLODE , DBALLODE@MSN.COM

SURVEYOR
FOLEY ASSOCIATES, INC.
P.O BOX 1385
125 W. PACIFICI SUITE B-1
TELLURIDE, COLORADO 81435
970-728-6050

JEFF HASKELL, PLS
jhaskell@foleyassoc.com

GENERAL CONTRACTOR

EMORY SMITH CONSTRUCTION LLC.
PO BOX 3396
TELLURIDE, CO 81435
970-708-4641

EMORY SMITH, emory@emorysmithconstruction.com

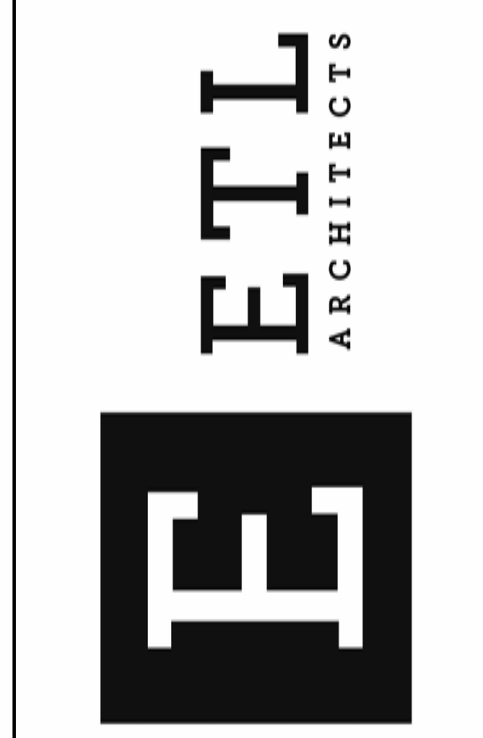
STRUCTURAL ENGINEER

TBD

VICINITY MAP



ETL Architects Inc
PO Box 33
Placerville CO 81430
970.394.4480
edwin@etlarchitects.com



(PROJECT)
**LOT 503
LONE FIR,
MOUNTAIN
VILLAGE**

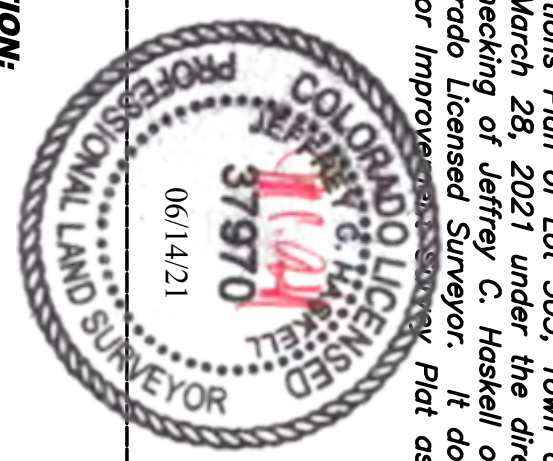
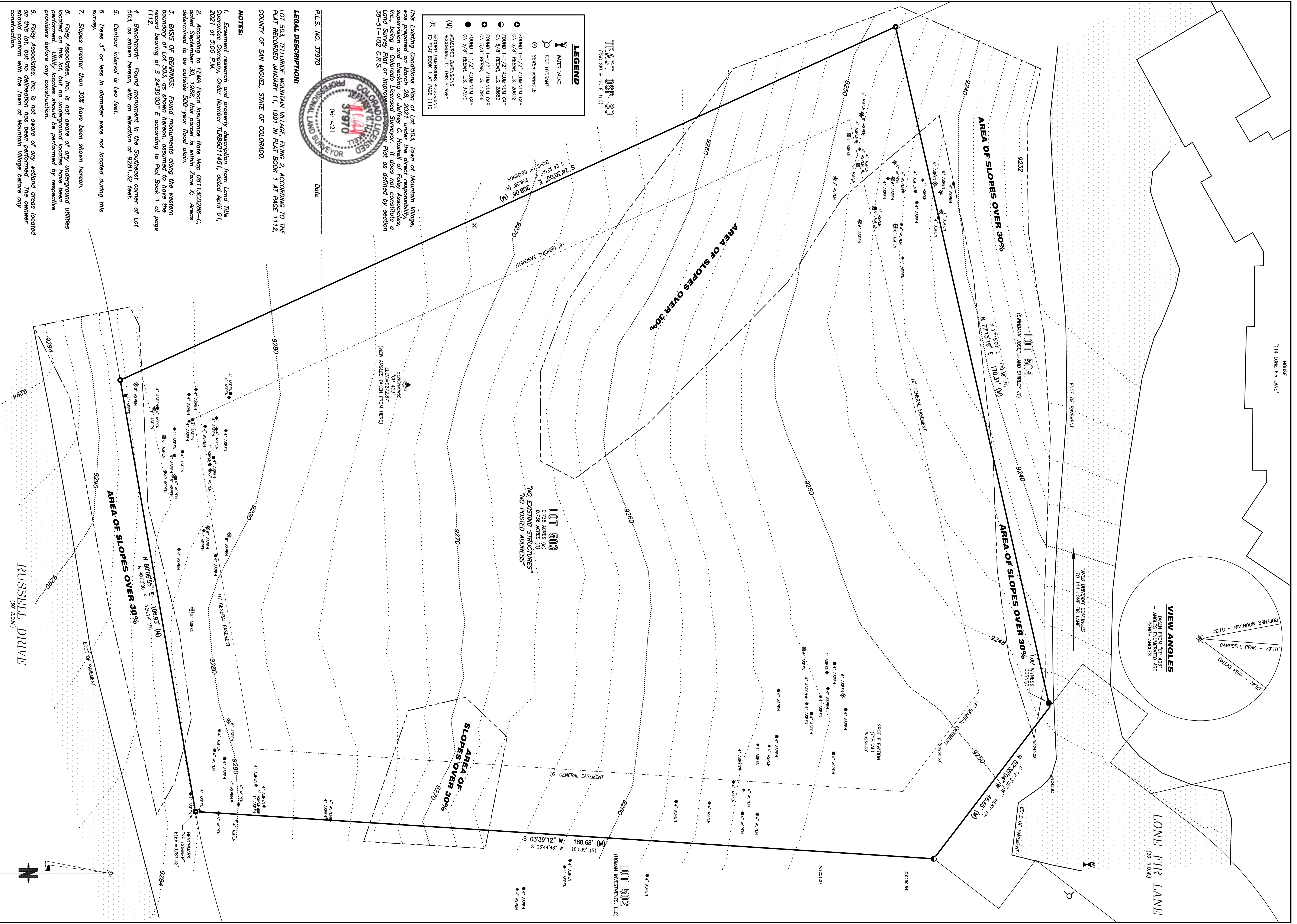
2	DRB UPDATE	2.17.2022
1	DRB	11.23.2021
NO.	REVISION	DATE



DATE:	2.17.2022
DRAWN BY:	ETL
FILE:	503 LONE FIR
SCALE:	As indicated

COVER SHEET, INDEX

A 001



- LEGEND**
- ▲ WATER VALUE
 - ⊕ FIRE HYDRANT
 - ⊗ SEWER MANHOLE
 - ROUND 1-1/2" ALUMINUM CAP ON 5/8" REBAR, U.S. 28832
 - ROUND 1-1/2" ALUMINUM CAP ON 5/8" REBAR, U.S. 28832
 - ROUND 1-1/2" ALUMINUM CAP ON 5/8" REBAR, U.S. 17359
 - ROUND 1-1/2" ALUMINUM CAP ON 5/8" REBAR, U.S. 37970
 - (M) MEASURED DIMENSIONS ACCORDING TO THIS SURVEY
 - (R) RECORD DIMENSIONS ACCORDING TO PLAT BOOK 1 AT PAGE 1112

LEGAL DESCRIPTION:
 LOT 503, TELLURIDE MOUNTAIN VILLAGE, FILING 2, ACCORDING TO THE PLAT RECORDED JANUARY 11, 1991 IN PLAT BOOK 1 AT PAGE 1112, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

- NOTES:**
1. Easement research and property description from Land Title Guarantee Company, Order Number TLR66011431, dated April 01, 2021 at 5:00 P.M.
 2. According to FEMA Flood Insurance Rate Map 08113C0286-C, dated September 30, 1998, this parcel is within Zone X: Areas determined to be outside 500-year flood plain.
 3. BASIS OF BEARINGS: Found monuments along the western boundary of Lot 503, as shown hereon, assumed to have the record bearing of S 24°30'00" E according to Plat Book 1 at page 1112.
 4. Benchmark: Found monument in the Southeast corner of Lot 503, as shown hereon, with an elevation of 9281.32 feet.
 5. Contour interval is two feet.
 6. Traces 3" or less in diameter were not located during this survey.
 7. Slopes greater than 30% have been shown hereon.
 8. Foley Associates, Inc. is not aware of any underground utilities located on this lot, but no underground locates have been performed. Utility locates should be performed by respective providers before any construction.
 9. Foley Associates, Inc. is not aware of any wetland areas located on this lot, but no delineation has been performed. The owner should confirm with the Town of Mountain Village before any construction.

NOTICE:
 According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Existing Conditions Plan
 Lot 503, Town of Mountain Village, located within the SW 1/4 of Section 33, T43N, R9W, NMPM, County of San Miguel, State of Colorado.

Project Mgr.:	JH	DATE:	10/20/20
Technician:	MC	DRAWN BY:	MC
Checked by:	DC	DATE:	05/28/2021
Start date:	05/28/2021	DRAWING PATH:	dwg\21012 TOPO 05-21.dwg

FOLEY ASSOCIATES, INC.
 ENGINEERING & PLANNING CORPORATION
 970-728-6153 970-728-6050 FAX
 P.O. BOX 1385
 125 W. PACIFIC, SUITE B-1
 TELLURIDE, COLORADO 81435
 Project #: 21012

SCALE: 1" = 10'
 0 2 4 6 8 10
 20

GENERAL CIVIL ENGINEERING NOTES:

1. THE EXISTING UTILITY LINES SHOWN ON THE PLANS ARE APPROXIMATE. AT LEAST TWO (2) FULL WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO @ 1-800-922-1987 OR 811 TO GET ALL UTILITIES LOCATED. IF ANY OF THESE UNDERGROUND UTILITIES ARE IN CONFLICT WITH THE CONSTRUCTION PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND WORK WITH THE ENGINEER TO FIND A SOLUTION BEFORE THE START OF CONSTRUCTION.

INSTALLATION AND SEPARATION REQUIREMENTS SHALL BE COORDINATED WITH THE INDIVIDUAL UTILITY PROVIDERS.

THE UTILITY PROVIDERS ARE:
SEWER, WATER, CABLE TV AND FIBEROPTIC: TOWN OF MOUNTAIN VILLAGE
NATURAL GAS: BLACK HILLS ENERGY
POWER: SAN MIGUEL POWER
TELEPHONE: CENTURY LINK

2. PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES, ALL NECESSARY PERMITS SHALL BE OBTAINED BY THE OWNER OR CONTRACTOR.

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT EXCAVATED SLOPES ARE SAFE AND COMPLY WITH OSHA REQUIREMENTS. REFER TO THE SITE-SPECIFIC REPORT FOR THIS PROJECT FOR ADDITIONAL INFORMATION.

4. ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED OR LAID BACK PER OSHA REGULATIONS.

5. ALL MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE TOWN OF MOUNTAIN VILLAGE DESIGN STANDARDS LATEST EDITION. ALL CONSTRUCTION WITHIN EXISTING STREET OR ALLEY RIGHT-OF-WAY SHALL BE SUBJECT TO TOWN OF MOUNTAIN VILLAGE INSPECTION.

6. THE CONTRACTOR SHALL HAVE ONE COPY OF THE STAMPED PLANS ON THE JOB SITE AT ALL TIMES.

7. THE CONTRACTOR SHALL NOTIFY THE TOWN 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

8. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION. THE ADJOINING ROADWAYS SHALL BE FREE OF DEBRIS AT THE END OF CONSTRUCTION ACTIVITIES EACH DAY.

9. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN PROPER TRAFFIC CONTROL DEVICES UNTIL THE SITE IS OPEN TO TRAFFIC. ANY TRAFFIC CLOSURES MUST BE COORDINATED WITH THE TOWN OF MOUNTAIN VILLAGE.

10. ALL DAMAGE TO PUBLIC STREETS AND ROADS, INCLUDING HAUL ROUTES, TRAILS, OR STREET IMPROVEMENTS, OR TO PRIVATE PROPERTY, SHALL BE REPAIRED AT THE SOLE EXPENSE OF THE CONTRACTOR TO THE ORIGINAL CONDITIONS.

11. WHEN AN EXISTING ASPHALT STREET IS CUT, THE STREET MUST BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL CONDITION. THE FINISHED PATCH SHALL BLEND SMOOTHLY INTO THE EXISTING SURFACE. ALL LARGE PATCHES SHALL BE PAVED WITH AN ASPHALT LAY-DOWN MACHINE.

12. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER. ANY DISCHARGE REQUIREMENTS SHALL BE COORDINATED WITH THE TOWN OF MOUNTAIN VILLAGE.

13. CONTRACTOR SHALL NOTIFY ALL RESIDENTS IN WRITING 24 HOURS PRIOR TO ANY SHUT-OFF IN SERVICE. THE NOTICES MUST HAVE CONTRACTOR'S PHONE NUMBER AND NAME OF CONTACT PERSON, AND EMERGENCY PHONE NUMBER FOR AFTER HOURS CALLS. ALL SHUT-OFF'S MUST BE APPROVED BY THE TOWN AND TOWN VALVES AND APPURTENANCES SHALL BE OPERATED BY TOWN PERSONNEL.

14. CONTRACTOR SHALL KEEP SITE CLEAN AND LITTER FREE (INCLUDING CIGARETTE BUTTS) BY PROVIDING A CONSTRUCTION DEBRIS TRASH CONTAINER AND A BEAR-PROOF POLY-CART TRASH CONTAINER, WHICH IS TO BE LOCKED AT ALL TIMES.

15. CONTRACTOR MUST BE AWARE OF ALL TREES TO REMAIN PER THE DESIGN AND APPROVAL PROCESS AND PROTECT THEM ACCORDINGLY.

16. THE CONTRACTOR SHALL PROVIDE UNDERGROUND UTILITY AS-BUILTS TO THE TOWN.

17. ALL STRUCTURAL FILL UNDER HARDSCAPE OR ROADS MUST BE COMPACTED TO 95% STANDARD PROCTOR (MIN.) AT PLUS OR MINUS 2% OF THE OPTIMUM MOISTURE CONTENT. NON-STRUCTURAL FILL SHALL BE PLACED AT 90% (MIN.) STANDARD PROCTOR.

18. UNSUITABLE MATERIAL SHALL BE REMOVED AS REQUIRED BY THE SOILS ENGINEER. ALL MATERIALS SUCH AS LUMBER, LOGS, BRUSH, TOPSOIL OR ORGANIC MATERIALS OR RUBBISH SHALL BE REMOVED FROM ALL AREAS TO RECEIVE COMPACTED FILL.

19. NO MATERIAL SHALL BE COMPACTED WHEN FROZEN.

20. NATIVE TOPSOIL SHALL BE STOCKPILED TO THE EXTENT FEASIBLE ON THE SITE FOR USE ON AREAS TO BE REVEGETATED.

21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST ABATEMENT AND EROSION CONTROL MEASURES DEEMED NECESSARY BY THE TOWN, IF CONDITIONS WARRANT THEM.

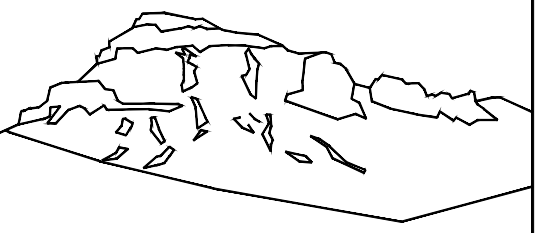
22. ALL DISTURBED GROUND SHALL BE RE-SEEDED WITH A TOWN-APPROVED SEED MIX. REFER TO THE LANDSCAPE PLAN.

23. THE CONTRACTOR IS REQUIRED TO PROTECT ALL EXISTING SURVEY MONUMENTS AND PROPERTY CORNERS DURING GRADING AND CONSTRUCTION.

24. ALL UNDERGROUND PIPE SHALL BE PROTECTED WITH BEDDING TO PROTECT THE PIPE FROM BEING DAMAGED.

25. HOT TUBS SHALL DRAIN TO THE SANITARY SEWER (OR PUMPED TO AA CLEAN-OUT).

26. THE UTILITY PLAN DEPICTS FINAL UTILITY LOCATIONS BUT HAS BEEN COMPLETED AT A PRELIMINARY STAGE. CONTRACTOR SHALL VERIFY ALIGNMENTS WITH THE ARCHITECT PRIOR TO CONSTRUCTION.



Uncompahgre
Engineering, LLC

P.O. Box 3945
Telluride, CO 81435
970-729-0683

SUBMISSIONS:

DRB SUBMITTAL 2021-11-23

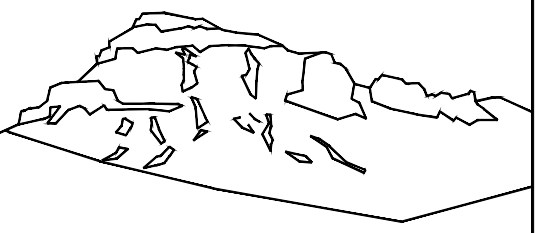
Lot 503
Mtn. Village, CO



CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Notes

C1



Uncompahgre Engineering, LLC

P.O. Box 3945
Telluride, CO 81435
970-729-0683

SUBMISSIONS:
DRB SUBMITTAL 2021-11-23

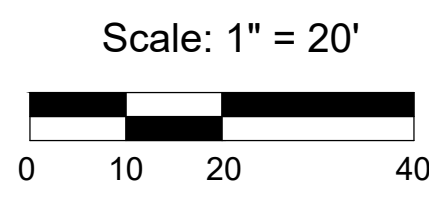
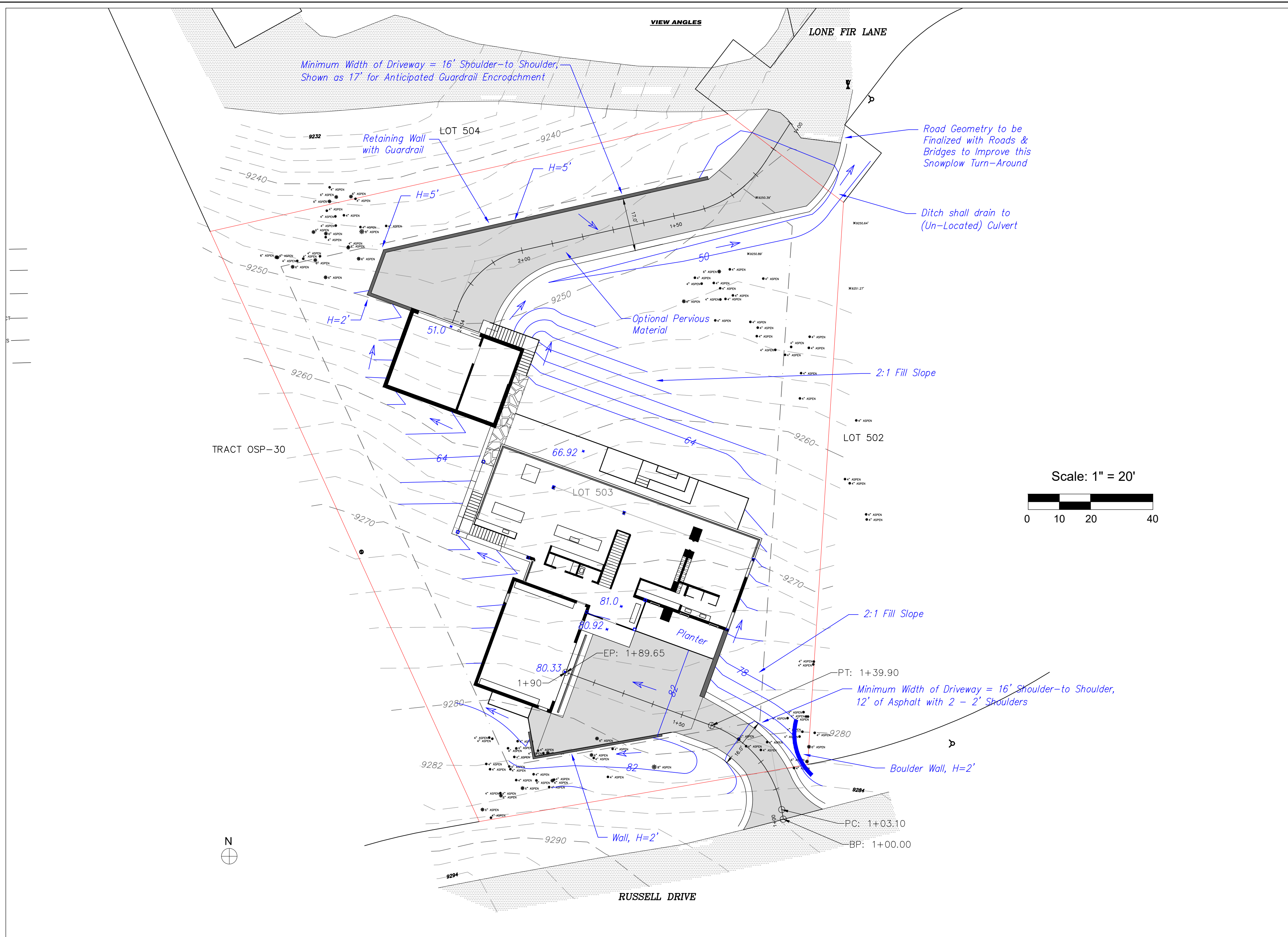
Lot 503
Mtn. Village, CO



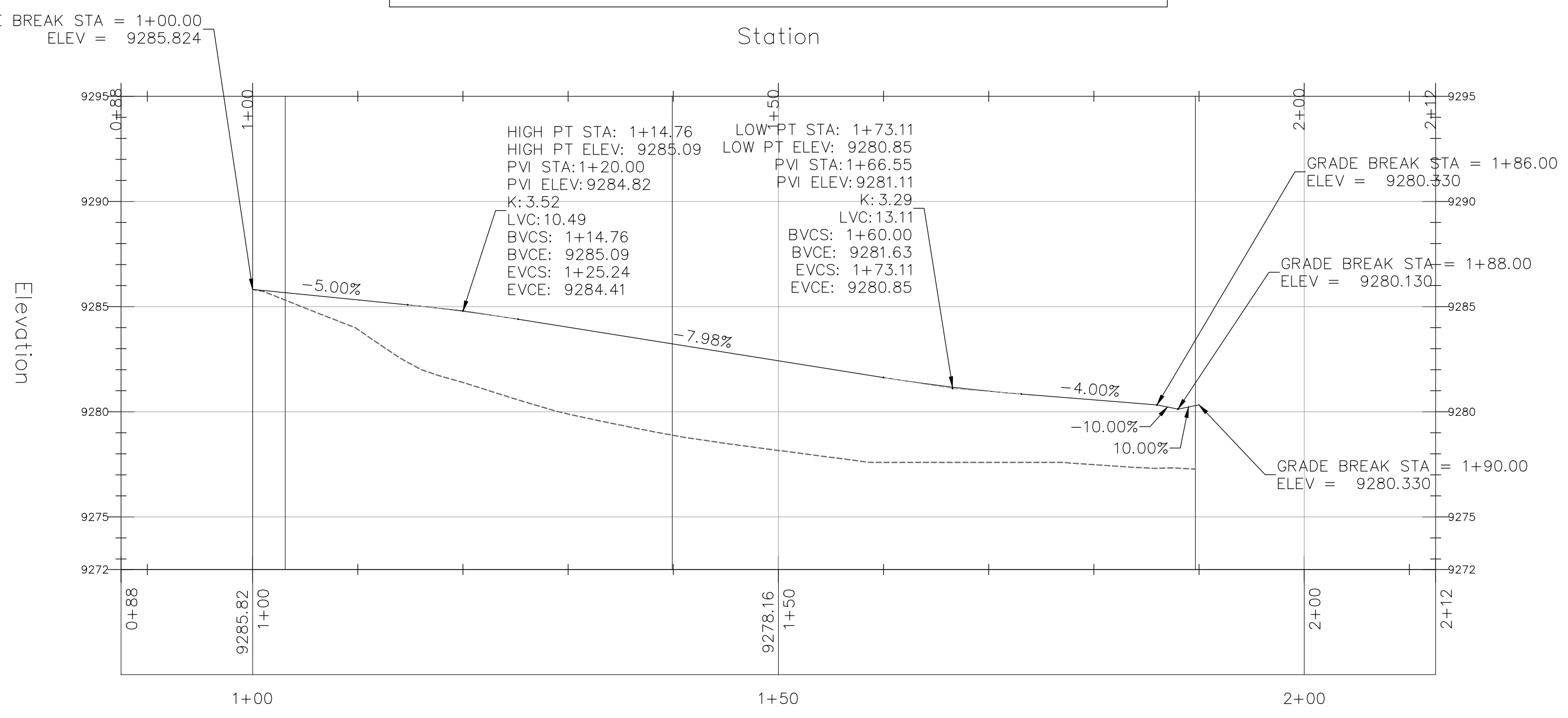
CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Plan and Profile

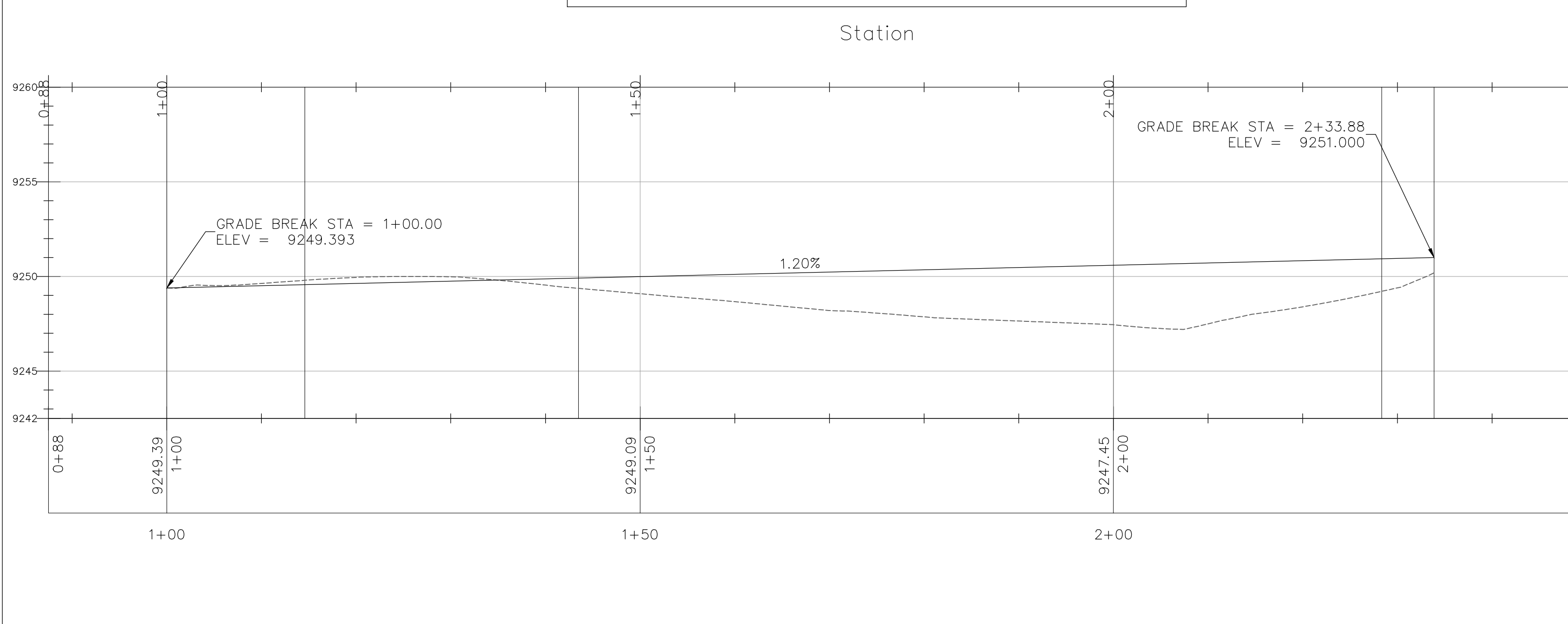
C2

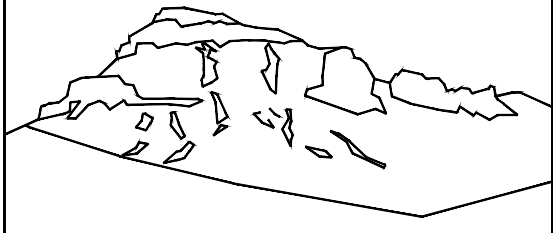
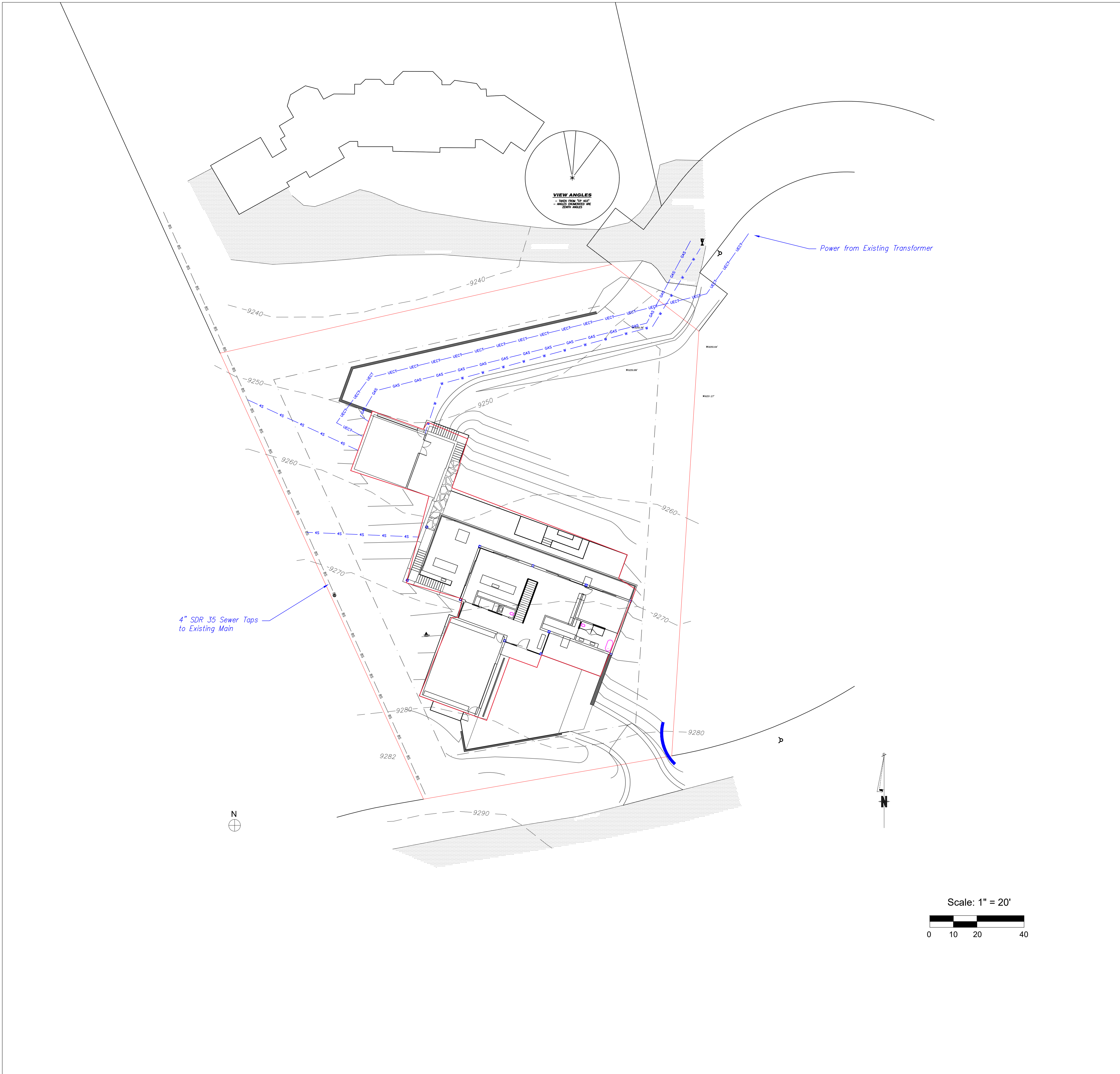


Russell Drive Access Driveway Profile



Lone Fir Access Driveway Profile





Uncompahgre
Engineering, LLC

P.O. Box 3945
Telluride, CO 81435
970-729-0683

SUBMISSIONS:
DRB SUBMITTAL 2021-11-23

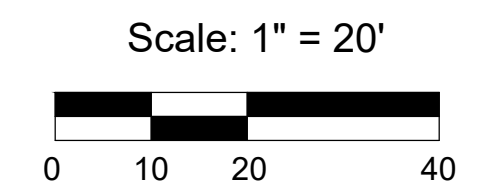
Lot 503
Mtn. Village, CO



CONTRACTOR TO REVIEW AND COMPARE ALL
CHAPTERS AND INTERDISCIPLINARY DRAWINGS
AND REPORT ANY DISCREPANCIES TO THE
ARCHITECT PRIOR TO ANY FIELD WORK BEING
DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Utilities

C3



CONSTRUCTION STAGING PLAN NOTES:

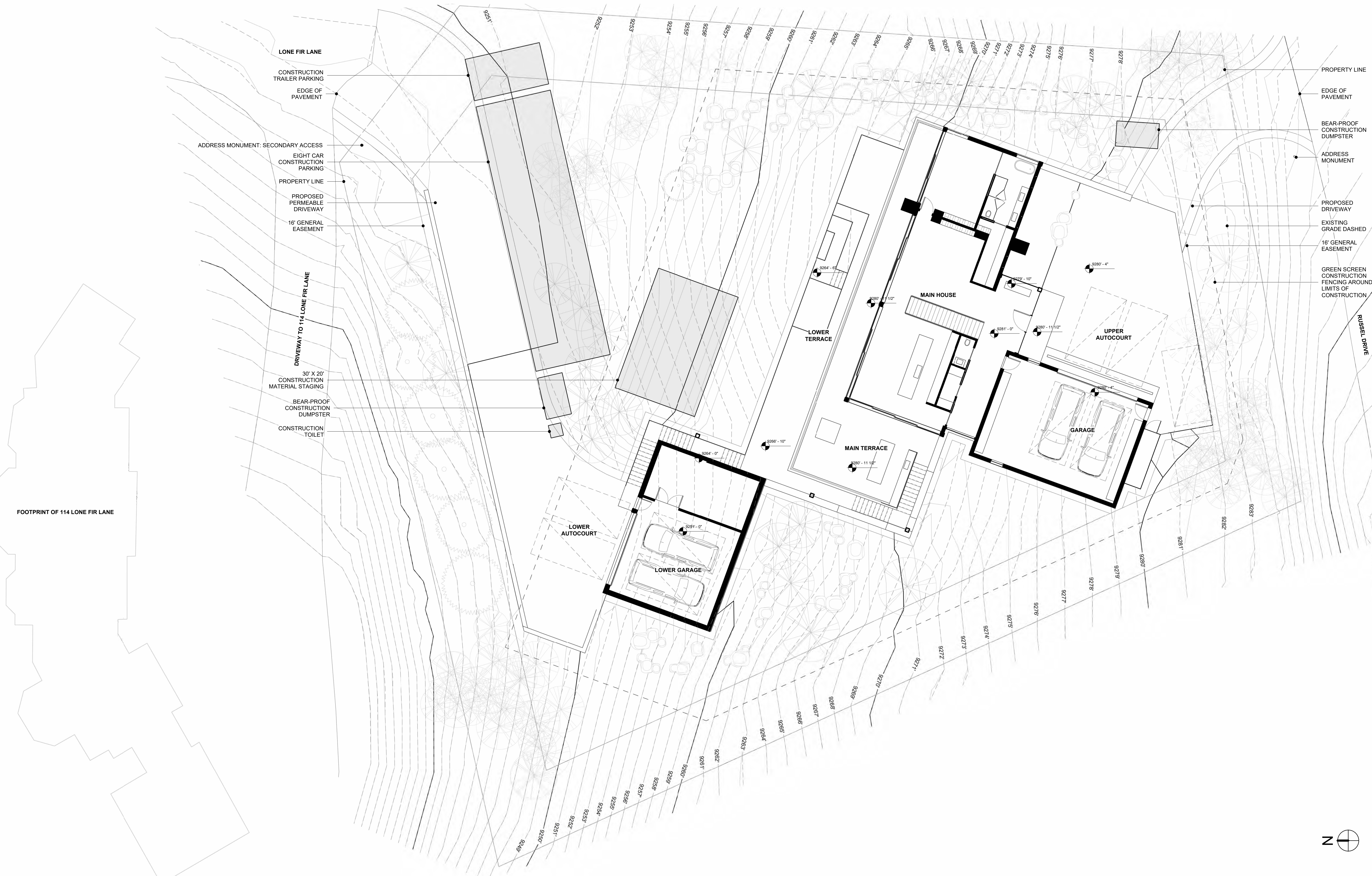
LIMITS OF CONSTRUCTION ACTIVITY TO BE MINIMIZED TO REDUCE ENVIRONMENTAL IMPACT.

TREE REMOVAL TO BE COORDINATED BY LANDSCAPE ARCHITECT.

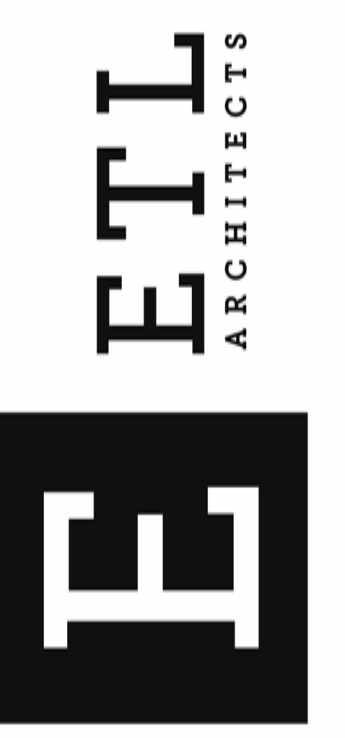
CONSTRUCTION FENCING AND EROSION MITIGATION TO BE INSTALLED PRIOR TO CONSTRUCTION.

BUILDING MATERIAL STORAGE AREAS TO BE TIDY AND ORGANIZED AT ALL TIMES.

TRASH AND WASTE TO BE STORED IN BEAR-PROOF CONTAINER OR ENCLOSURE.



ETL Architects Inc
 PO Box 33
 Placerville CO 95969
 970.394.4480
 edwin@etlarchitects.com



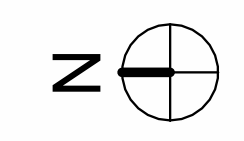
(PROJECT)
**LOT 503
 LONE FIR,
 MOUNTAIN
 VILLAGE**

2	DRB UPDATE	2.17.2022
1	DRB	11.23.2021
NO.	REVISION	DATE



DATE:
2.17.2022
 DRAWN BY:
ETL
 FILE:
503 LONE FIR
 SCALE:
1" 10'-0"

SITE & CSP PLAN



A 101

REVEGETATION NOTES

1. Subsoil surfaces shall be tilled to a 4" depth on non fill areas.
2. Topsoil shall be spread at a minimum depth of 4" over all areas to be re-vegetated (except on slopes greater than 3:1) and amendments rototilled at a rate of three cubic yards per thousand square feet.
3. Broadcasting of seed shall be done immediately after topsoil is applied (within 10 days) to minimize erosion and weeds.
4. Areas which have been compacted or relatively undisturbed seeding, shall be scarified before broadcasting of seed.
5. Broadcast with specified seed mix and follow with dry mulching. Straw or hay shall be uniformly applied over seeded area at a rate 1.5 tons per acre for hay or 2 tons per acre for straw, crimp in.
6. On slopes greater than 3:1 erosion control blanket shall be applied in place of straw mulch and pinned.
7. All utility cuts shall be re-vegetated within the same planting season after installation of utilities to prevent weed infestation.
8. Seed mix to be Mountain native grass mix at a rate of 1.5 lbs per acre. See mix below as specified in DRB guideline:

NATIVE GRASS SEED MIX

SPECIES	SEED RATE
Western Yarrow	5%
Tall Fescue	10%
Arizona Fescue	5%
Hard Fescue	5%
Creeping Red Fescue	10%
Alpine Bluegrass	15%
Canada Bluegrass	10%
Perennial Ryegrass	15%
Slender Wheatgrass	10%

LANDSCAPE NOTES

1. All trees and shrubs shall be field located by project Architect.
2. All trees and shrubs shall be backfilled with a topsoil/organic fertilizer mixture at a 2:1 ratio.
3. Necessary trees shall be staked with 4 foot metal posts. Trees shall be guyed with 12 gauge galvanized wire and polypropylene tree straps.
4. All plant material to meet the American Standard for Nursery Stock.
5. All newly planted material to be irrigated by an automated irrigation system.
6. Re-vegetation of native grasses in primary areas surrounding house shall be irrigated until germination and establishment. At least two growing seasons.
7. All planted material shall be irrigated with automated irrigation system.
8. All revegetation areas of native grass seed to be irrigated with automated system for first two growing seasons.

NOXIOUS WEEDS

1. All planted materials including seed, shall be non-noxious species as specified within the San Miguel County's most current Noxious Weed List.

PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES:				PERENNIAL BEDS:			
Picea pungens 'Colorado'	Colorado Blue Spruce	20'	4	Parthenocissus quinquefolia	Virginia Creeper	25%	
Abies concolor	White Fir	18'	3	Symphoricarpos	Snowberry	25%	
Populus tremuloides	Quaking Aspen	4"	15	Calamagrostis acutiflora	Kari Foster Grass	25%	
Alnus	Alder	4"	2	Nepeta subsessilis	Catmint	25%	
Cornus sericea	Red Dogwood	15'	4				
Prunus Virginiana	Canadian Red Cherry	15'	3	PERENNIAL BED 1		200 SF	1
Malus 'Radiant'	Radiant Crabapple	15'	2	PERENNIAL BED 2		150 SF	1
				OTHER			
				Sod	None		
				Native Grass seed	Field Verify		

IRRIGATION SCHEDULE

ZONE	LOCATION	HEAD	GPM
1	East Trees	Rotor	30
2	West Trees	Rotor	30
3	East Beds	Drip	36
4	West Beds	Drip	84

TYPE	MONTHLY USE	TOTAL	MONTHLY USE
Perennials	2.5 gal. / SF	350 SF	875
Sod	-	None	-
Conifer Tree	20 gal. / EA	7	400
Deciduous Tree	10 gal. / EA	26	260
TOTAL MONTHLY USAGE			1,175 gal. / month



ETL Architects Inc
 PO Box 33
 Placerville CO 91430
 970.394.4480
 edwin@etlarchitects.com

ETL
 ARCHITECTS

E

(PROJECT)
**LOT 503
 LONE FIR,
 MOUNTAIN
 VILLAGE**

2	DRB UPDATE	2.17.2022
1	DRB	11.23.2021
NO.	REVISION	DATE

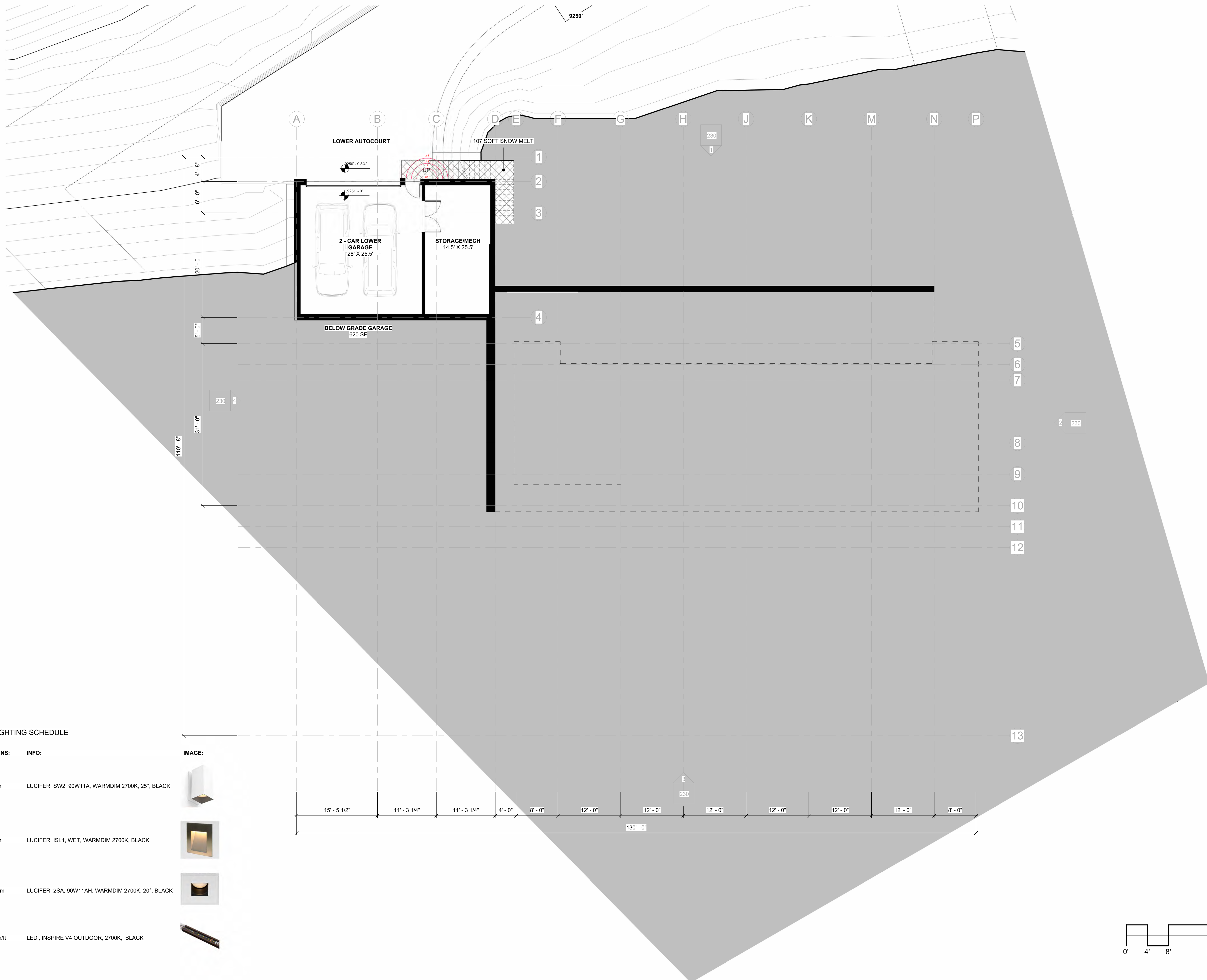


DATE:
 2.17.2022
 DRAWN BY:
 ETL
 FILE:
 503 LONE FIR
 SCALE:
 1" = 10'-0"

LANDSCAPE PLAN

A 102

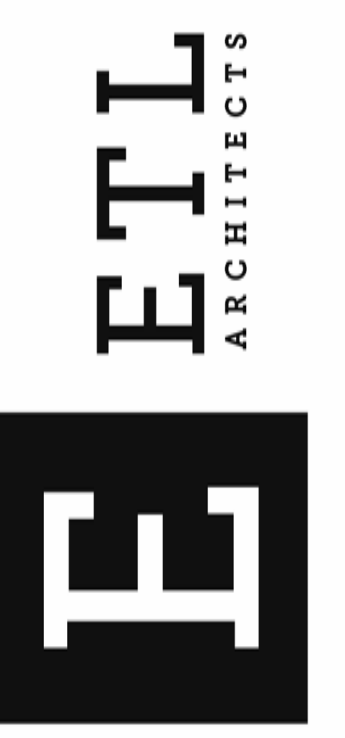




EXTERIOR LIGHTING SCHEDULE

TYPE:	LUMENS:	INFO:	IMAGE:
A	888 lm	LUCIFER, SW2, 90W11A, WARMDIM 2700K, 25°, BLACK	
B	200 lm	LUCIFER, ISL1, WET, WARMDIM 2700K, BLACK	
C	1130 lm	LUCIFER, 2SA, 90W11AH, WARMDIM 2700K, 20°, BLACK	
D	133 lm/ft	LEDi, INSPIRE V4 OUTDOOR, 2700K, BLACK	

ETL Architects Inc
 PO Box 33
 Placerville CO 95430
 970.394.4480
 edwin@etlarchitects.com



(PROJECT)
 LOT 503
 LONE FIR,
 MOUNTAIN
 VILLAGE

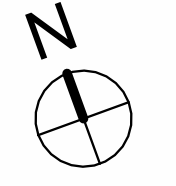
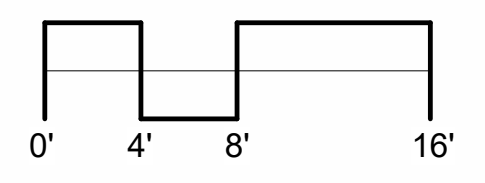
NO.	REVISION	DATE
2	DRB UPDATE	2.17.2022
1	DRB	11.23.2021

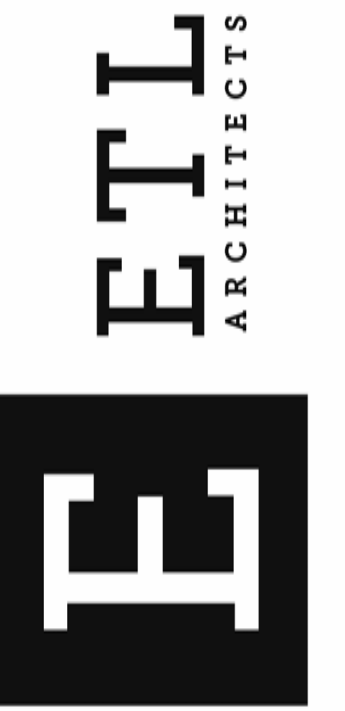


DATE:
 2.17.2022
 DRAWN BY:
 ETL
 FILE:
 503 LONE FIR
 SCALE:
 As indicated

GUEST LOWER
 FLOOR PLAN

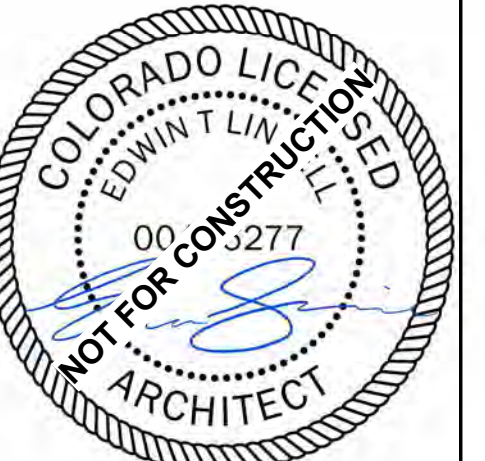
A 110





(PROJECT)
**LOT 503
 LONE FIR,
 MOUNTAIN
 VILLAGE**

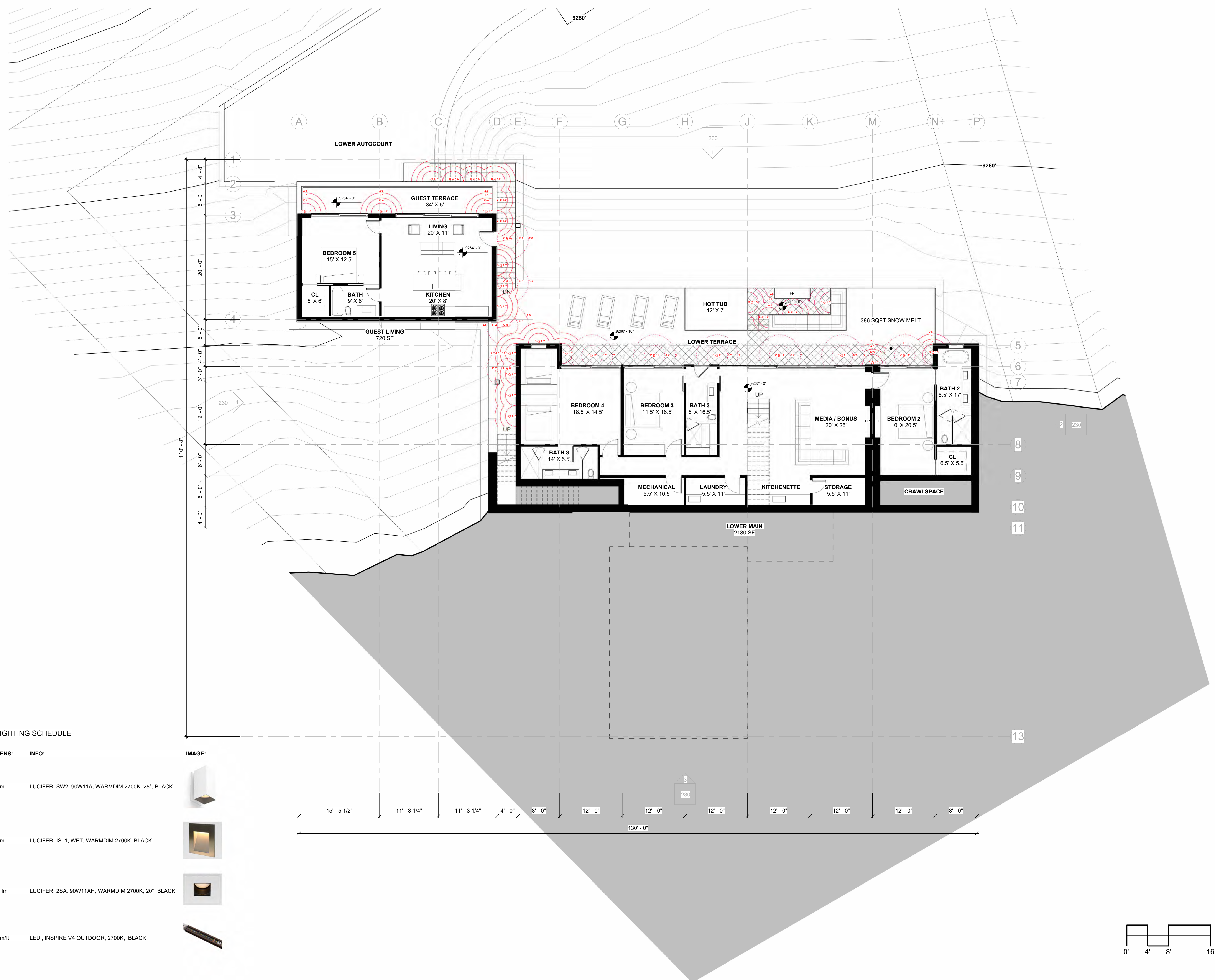
2	DRB UPDATE	2.17.2022
1	DRB	11.23.2021
NO.	REVISION	DATE



DATE:
2.17.2022
 DRAWN BY:
ETL
 FILE:
503 LONE FIR
 SCALE:
As indicated

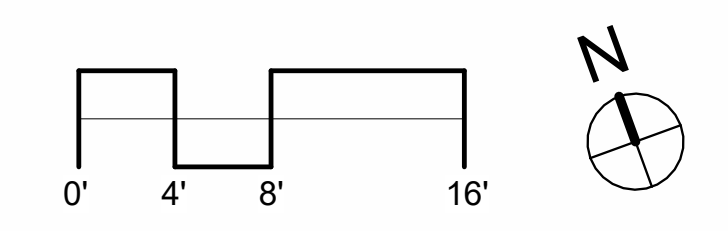
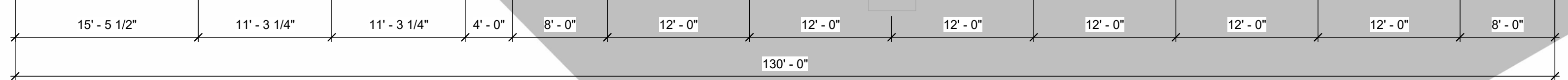
**LOWER LEVEL
 FLOOR PLAN**

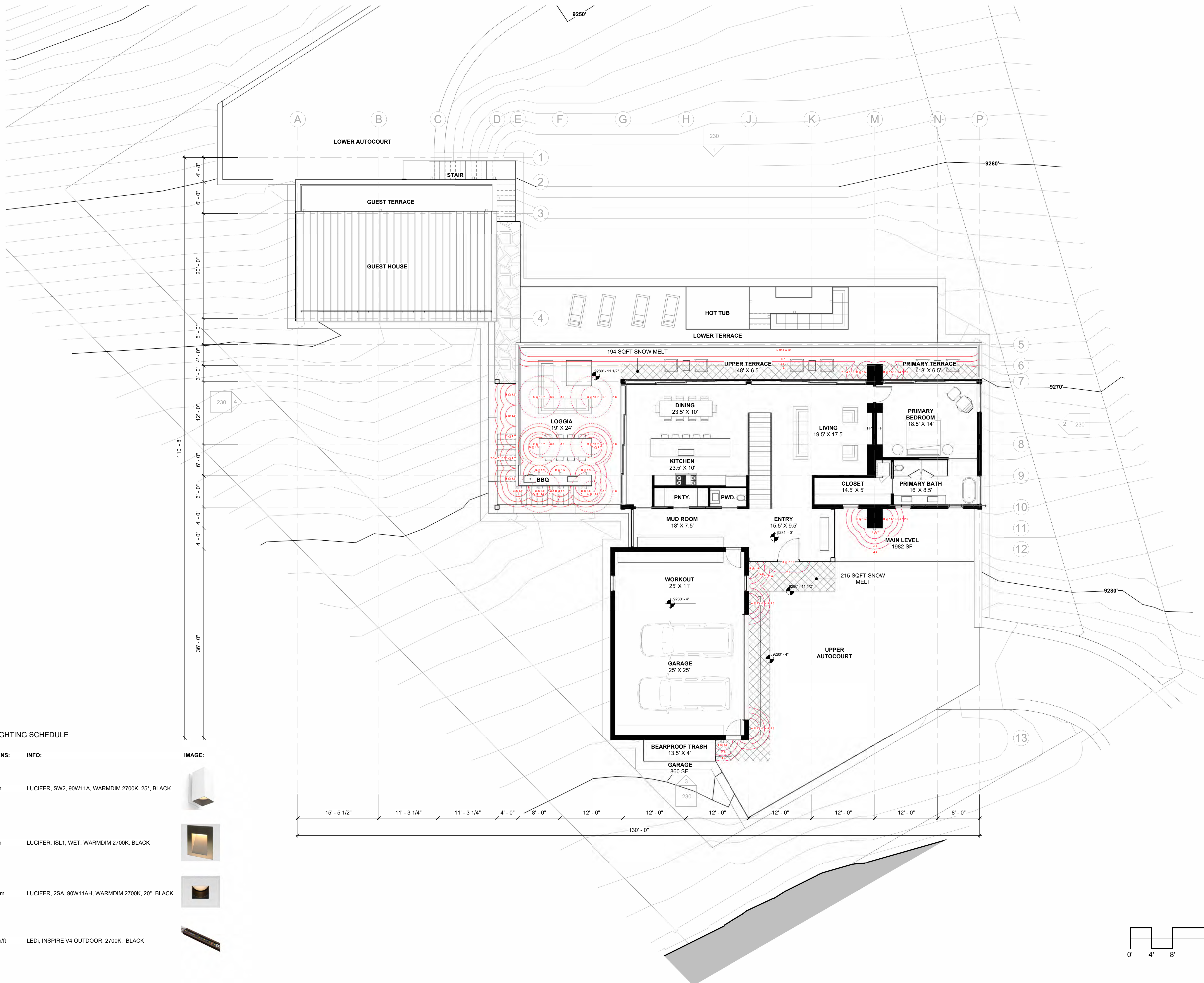
A111



EXTERIOR LIGHTING SCHEDULE

TYPE:	LUMENS:	INFO:	IMAGE:
A	888 lm	LUCIFER, SW2, 90W11A, WARMDIM 2700K, 25°, BLACK	
B	200 lm	LUCIFER, ISL1, WET, WARMDIM 2700K, BLACK	
C	1130 lm	LUCIFER, 2SA, 90W11AH, WARMDIM 2700K, 20°, BLACK	
D	133 lm/ft	LEDI, INSPIRE V4 OUTDOOR, 2700K, BLACK	

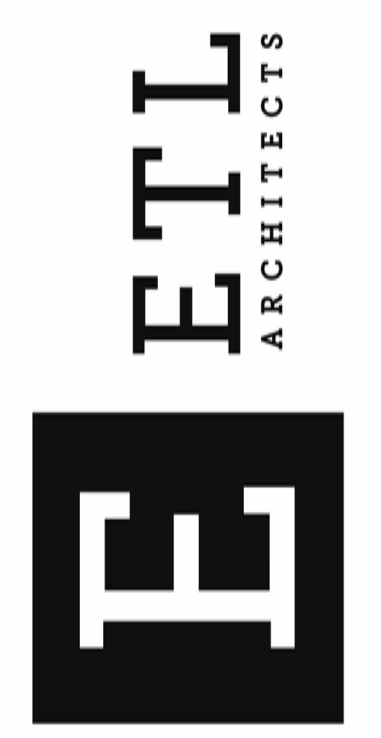




EXTERIOR LIGHTING SCHEDULE

TYPE:	LUMENS:	INFO:	IMAGE:
A	888 lm	LUCIFER, SW2, 90W11A, WARM DIM 2700K, 25°, BLACK	
B	200 lm	LUCIFER, ISL1, WET, WARM DIM 2700K, BLACK	
C	1130 lm	LUCIFER, 2SA, 90W11AH, WARM DIM 2700K, 20°, BLACK	
D	133 lm/ft	LEDI, INSPIRE V4 OUTDOOR, 2700K, BLACK	

ETL Architects Inc
 PO Box 33
 Placerville CO 95430
 970.394.4480
 edwin@etlarchitects.com



(PROJECT)
 LOT 503
 LONE FIR,
 MOUNTAIN
 VILLAGE

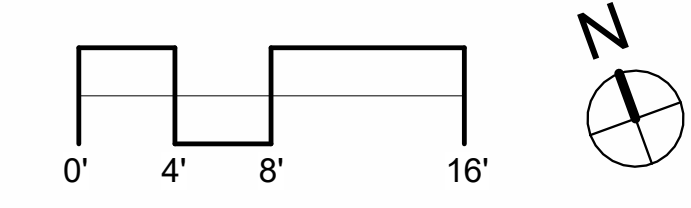
NO.	REVISION	DATE
2	DRB UPDATE	2.17.2022
1	DRB	11.23.2021

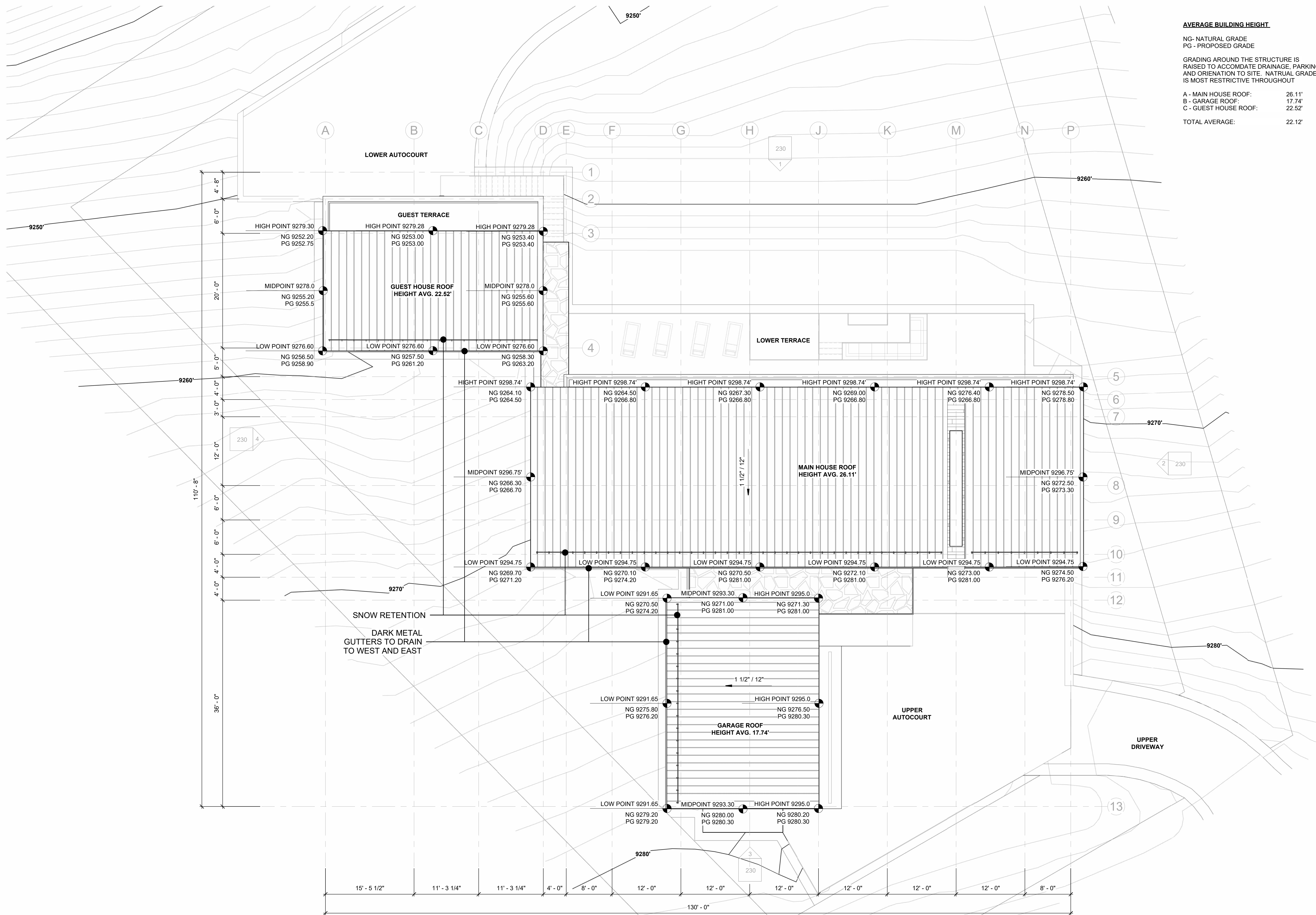


DATE:
2.17.2022
 DRAWN BY:
ETL
 FILE:
503 LONE FIR
 SCALE:
As indicated

MAIN LEVEL FLOOR PLAN

A 112





AVERAGE BUILDING HEIGHT.

NG - NATURAL GRADE
PG - PROPOSED GRADE

GRADING AROUND THE STRUCTURE IS RAISED TO ACCOMMODATE DRAINAGE, PARKING AND ORIENTATION TO SITE. NATURAL GRADE IS MOST RESTRICTIVE THROUGHOUT

A - MAIN HOUSE ROOF:	26.11'
B - GARAGE ROOF:	17.74'
C - GUEST HOUSE ROOF:	22.52'
TOTAL AVERAGE:	22.12'

ETL Architects Inc
PO Box 33
Placerville CO 91430
970.394.4480
edwin@etlarchitects.com

ETL
ARCHITECTS

(PROJECT)
**LOT 503
LONE FIR,
MOUNTAIN
VILLAGE**

2	DRB UPDATE	2.17.2022
1	DRB	11.23.2021
NO.	REVISION	DATE



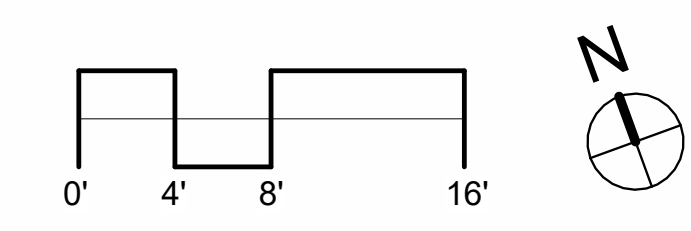
DATE:
2.17.2022

DRAWN BY:
ETL

FILE:
503 LONE FIR

SCALE:
1/8" 1'-0"

ROOF PLAN



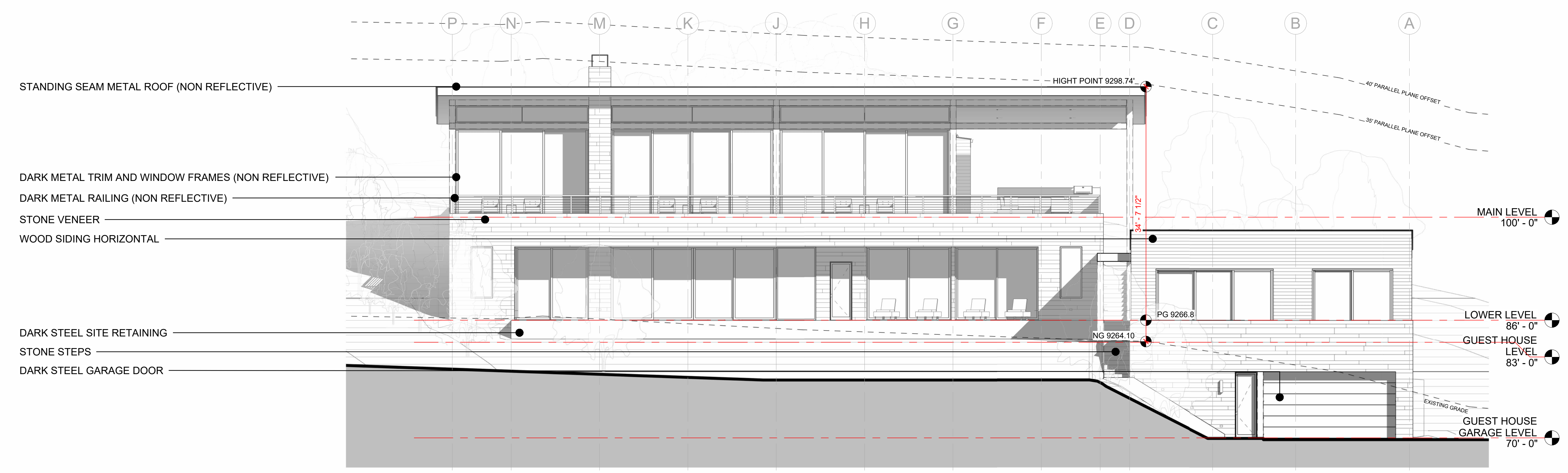
A 113

MAXIMUM BUILDING HEIGHT

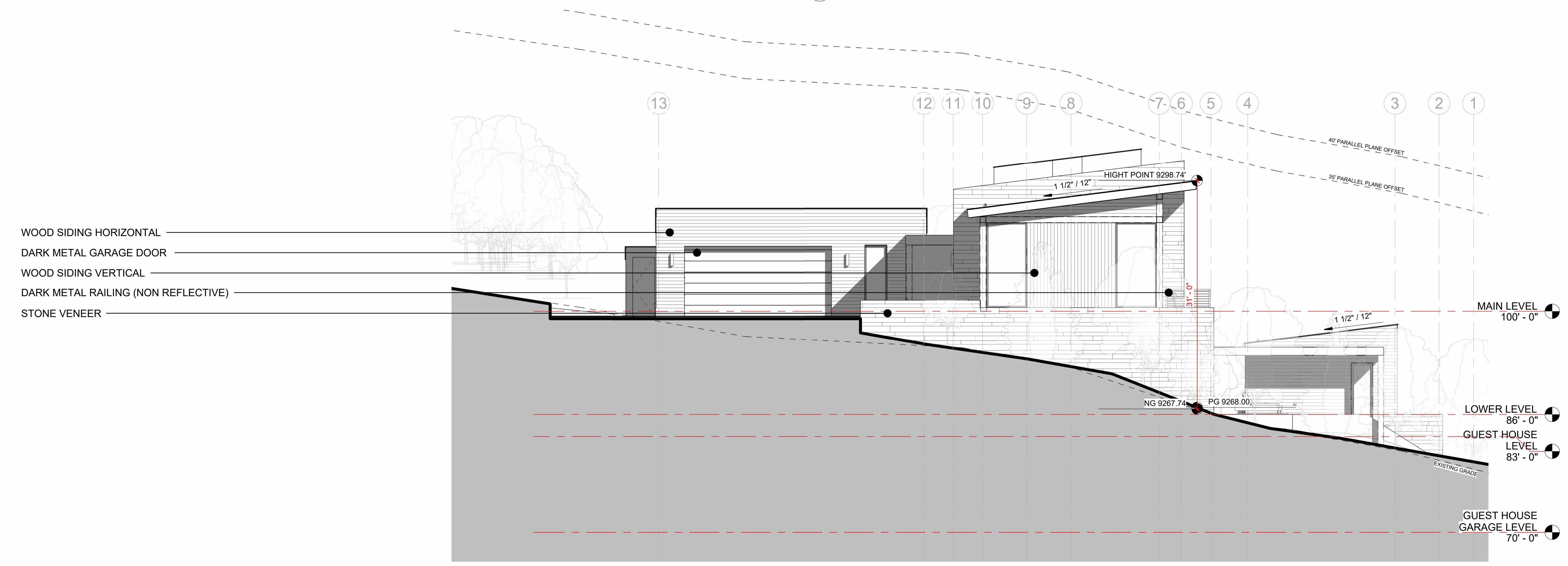
NG - NATURAL GRADE
PG - PROPOSED GRADE

GRADING AROUND THE STRUCTURE IS RAISED TO ACCOMMODATE DRAINAGE, PARKING AND ORIENTATION TO SITE. NATURAL GRADE IS MOST RESTRICTIVE THROUGHOUT

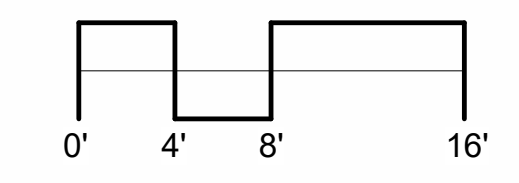
NORTH ELEVATION 34' - 7 1/2"
EAST ELEVATION 31' - 0"
SOUTH ELEVATION 32' - 0"
WEST ELEVATION 34' - 7 1/2"



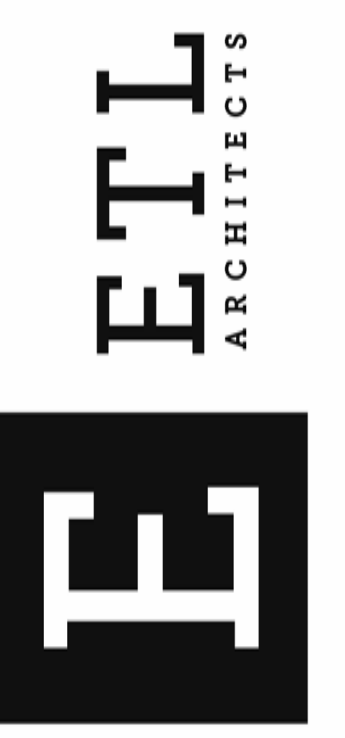
1 NORTH ELEVATION
1/8" 1'-0"



2 EAST ELEVATION
1/8" 1'-0"



ETL Architects Inc
PO Box 33
Placerville CO 95667
970.394.4480
edwin@etlarchitects.com



(PROJECT)
LOT 503
LONE FIR,
MOUNTAIN
VILLAGE

2	DRB UPDATE	2.17.2022
1	DRB	11.23.2021
NO.	REVISION	DATE



DATE:
2.17.2022
DRAWN BY:
ETL
FILE:
503 LONE FIR
SCALE:
1/8" 1'-0"

ELEVATIONS

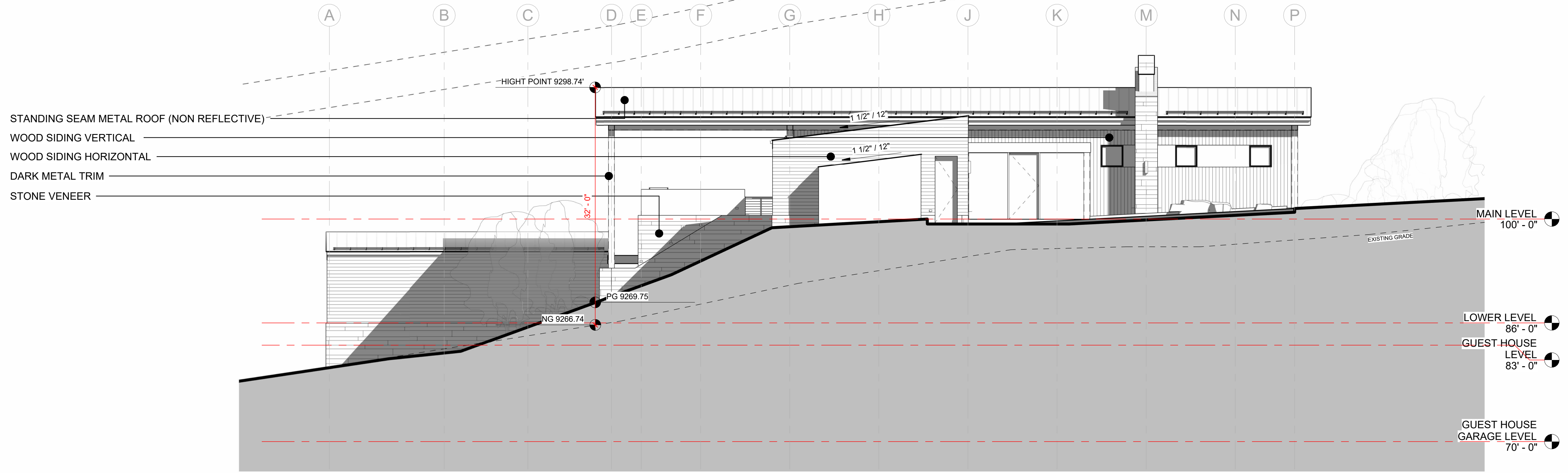
A 210

MAXIMUM BUILDING HEIGHT.

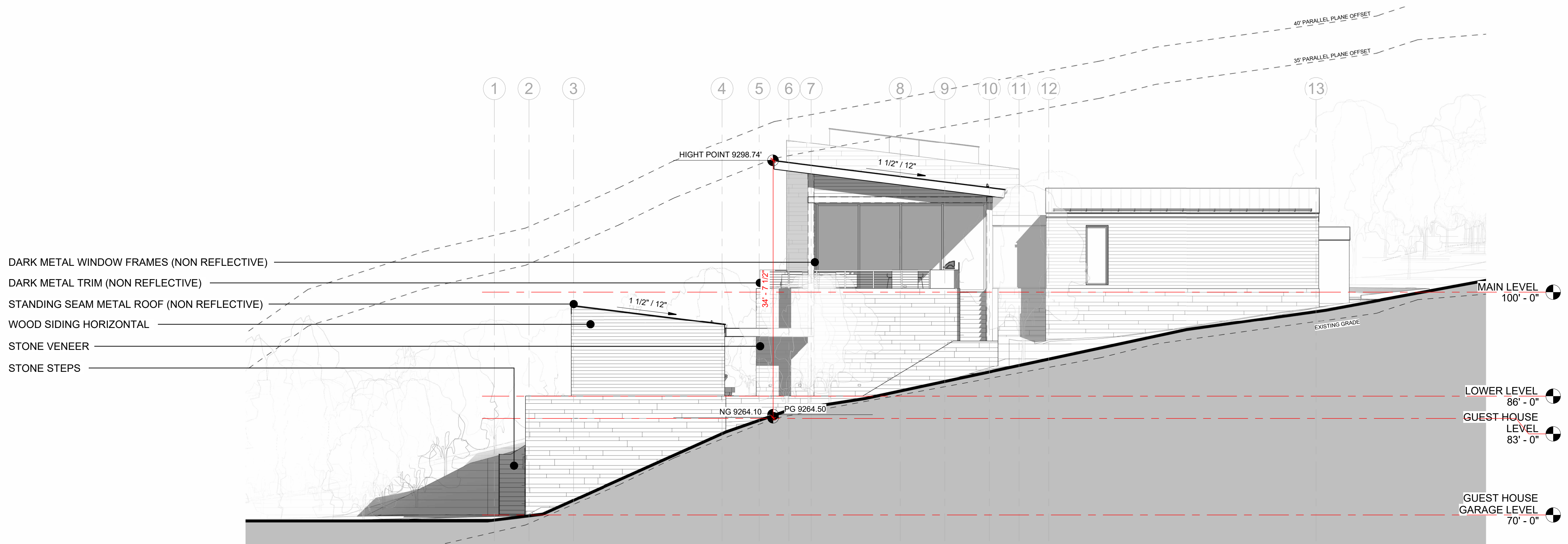
NG- NATURAL GRADE
PG - PROPOSED GRADE

GRADING AROUND THE STRUCTURE IS RAISED TO ACCOMMODATE DRAINAGE, PARKING AND ORIENTATION TO SITE. NATURAL GRADE IS MOST RESTRICTIVE THROUGHOUT

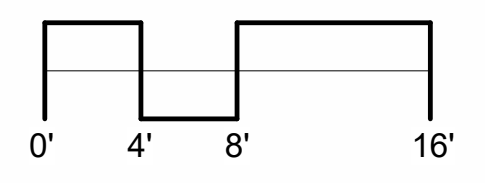
NORTH ELEVATION 34' - 7 1/2"
EAST ELEVATION 31' - 0"
SOUTH ELEVATION 32' - 0"
WEST ELEVATION 34' - 7 1/2"



1 SOUTH ELEVATION
1/8" 1'-0"



2 WEST ELEVATION
1/8" 1'-0"



ETL Architects Inc
PO Box 33
Pleasantville CO 81430
970.394.4480
edwin@etlarchitects.com

ETL
ARCHITECTS



(PROJECT)

**LOT 503
LONE FIR,
MOUNTAIN
VILLAGE**

2	DRB UPDATE	2.17.2022
1	DRB	11.23.2021
NO.	REVISION	DATE



DATE:
2.17.2022
DRAWN BY:
ETL
FILE:
503 LONE FIR
SCALE:
1/8" 1'-0"

ELEVATIONS

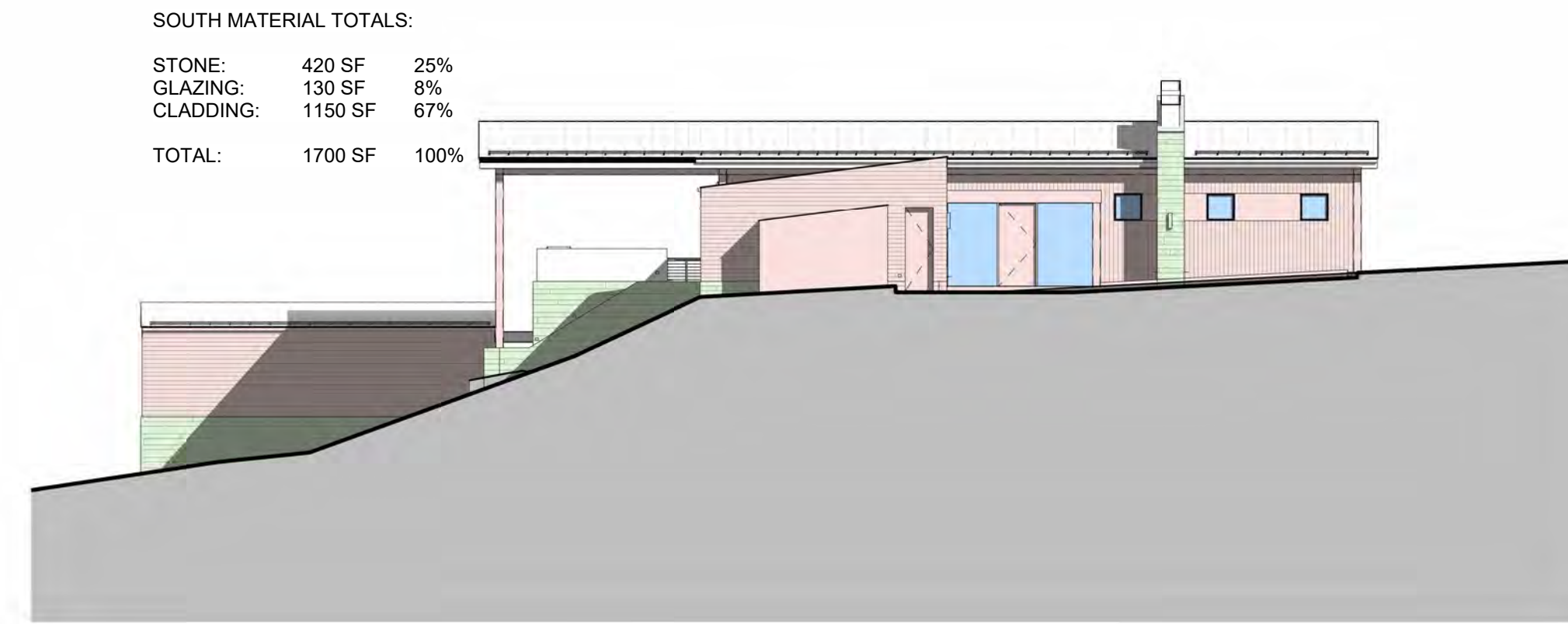
A 220



NORTH MATERIAL TOTALS:

STONE:	1095 SF	31%
GLAZING:	1850 SF	51%
CLADDING:	690 SF	18%
TOTAL:	3635 SF	100%

1 NORTH ELEVATION MATERIAL
1/16" 1'-0"



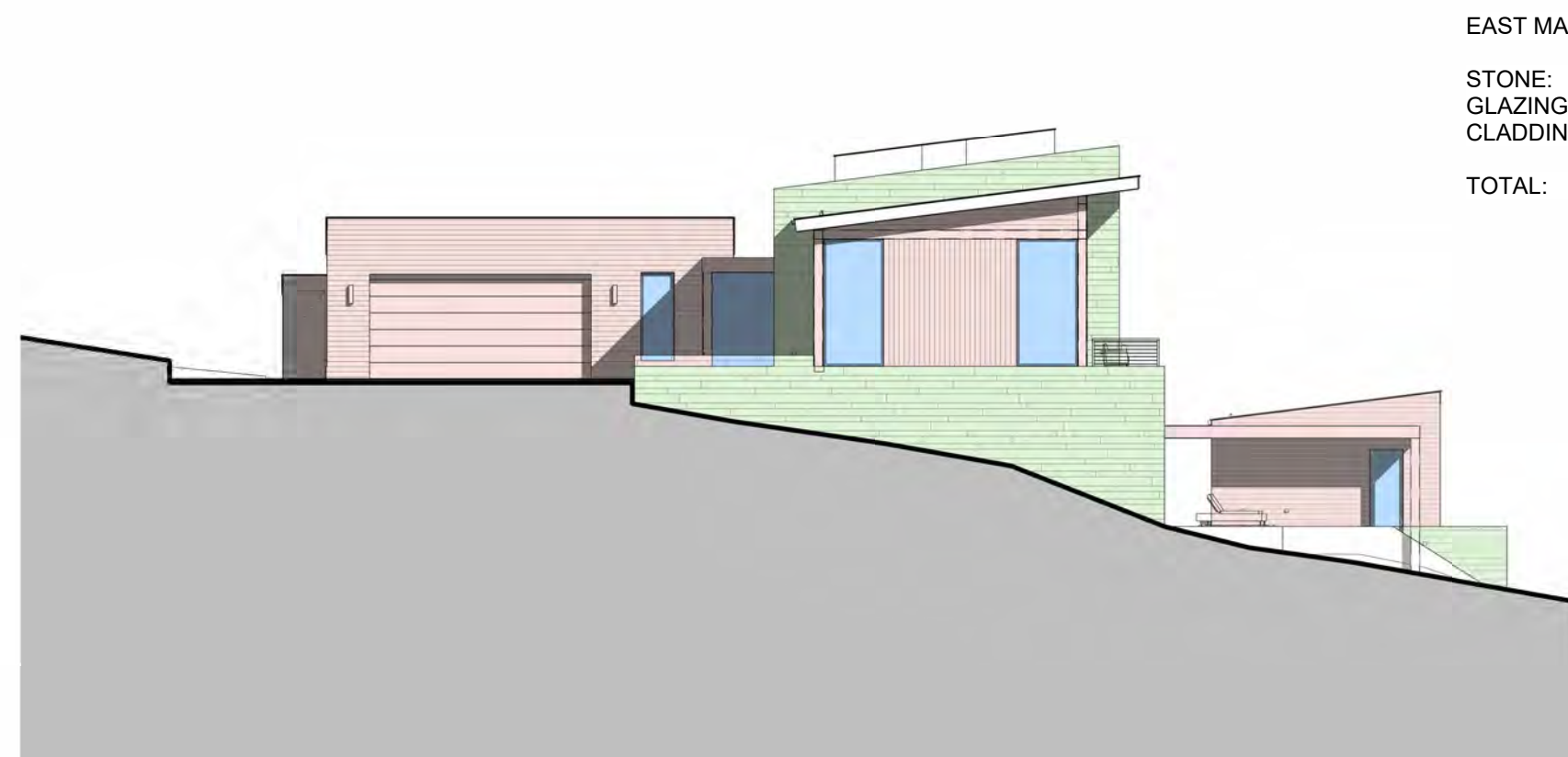
SOUTH MATERIAL TOTALS:

STONE:	420 SF	25%
GLAZING:	130 SF	8%
CLADDING:	1150 SF	67%
TOTAL:	1700 SF	100%

3 SOUTH ELEVATION MATERIAL
1/16" 1'-0"

MATERIAL TOTALS:

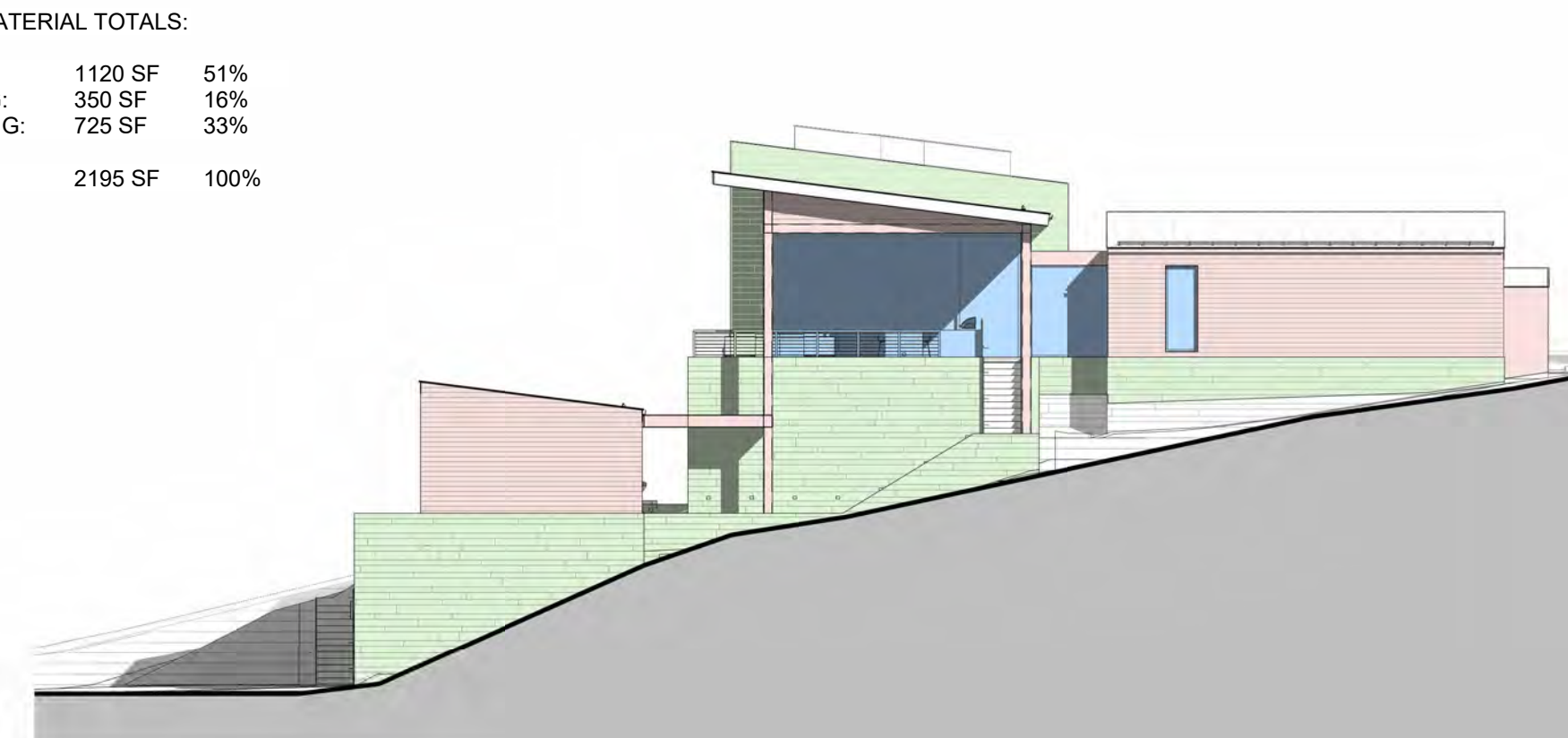
STONE:	3265 SF	35%
GLAZING:	2550 SF	27%
CLADDING:	3515 SF	38%
TOTAL:	9330 SF	100%



EAST MATERIAL TOTALS:

STONE:	630 SF	35%
GLAZING:	220 SF	12%
CLADDING:	950 SF	53%
TOTAL:	1800 SF	100%

2 EAST ELEVATION MATERIAL
1/16" 1'-0"



WEST MATERIAL TOTALS:

STONE:	1120 SF	51%
GLAZING:	350 SF	16%
CLADDING:	725 SF	33%
TOTAL:	2195 SF	100%

4 WEST ELEVATION MATERIAL
1/16" 1'-0"

ETL Architects Inc
PO Box 33
Pleasantville CO 81430
970.394.4480
edwin@etlarchitects.com

ETL
ARCHITECTS



(PROJECT)

LOT 503
LONE FIR,
MOUNTAIN
VILLAGE

2	DRB UPDATE	2.17.2022
1	DRB	11.23.2021
NO.	REVISION	DATE



DATE:
2.17.2022

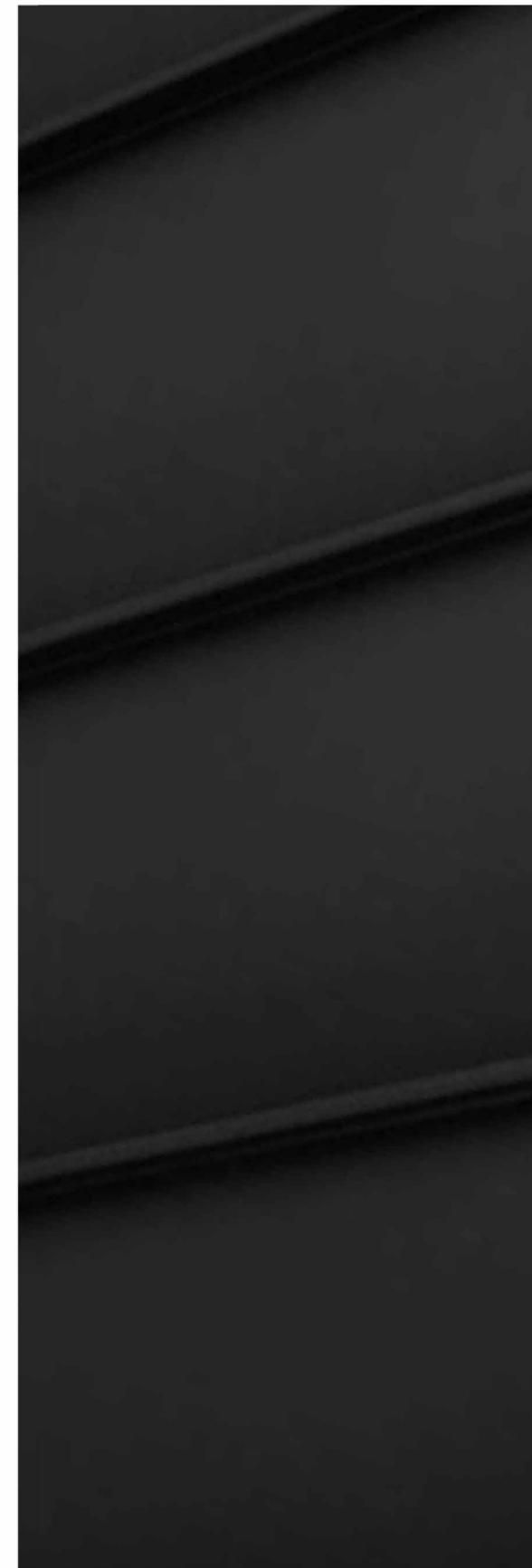
DRAWN BY:
ETL

FILE:
503 LONE FIR

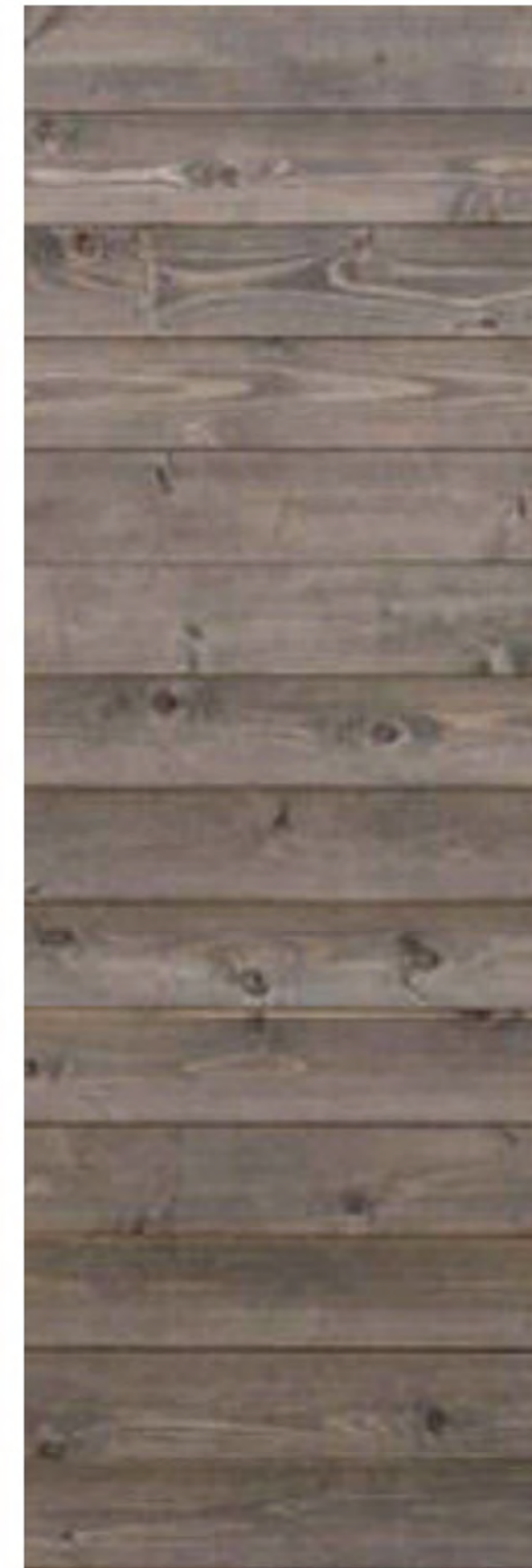
SCALE:
1/16" 1'-0"

MATERIAL
ELEVATIONS

A 230



STANDING SEAM
METAL ROOF
(NON-REFLECTIVE)



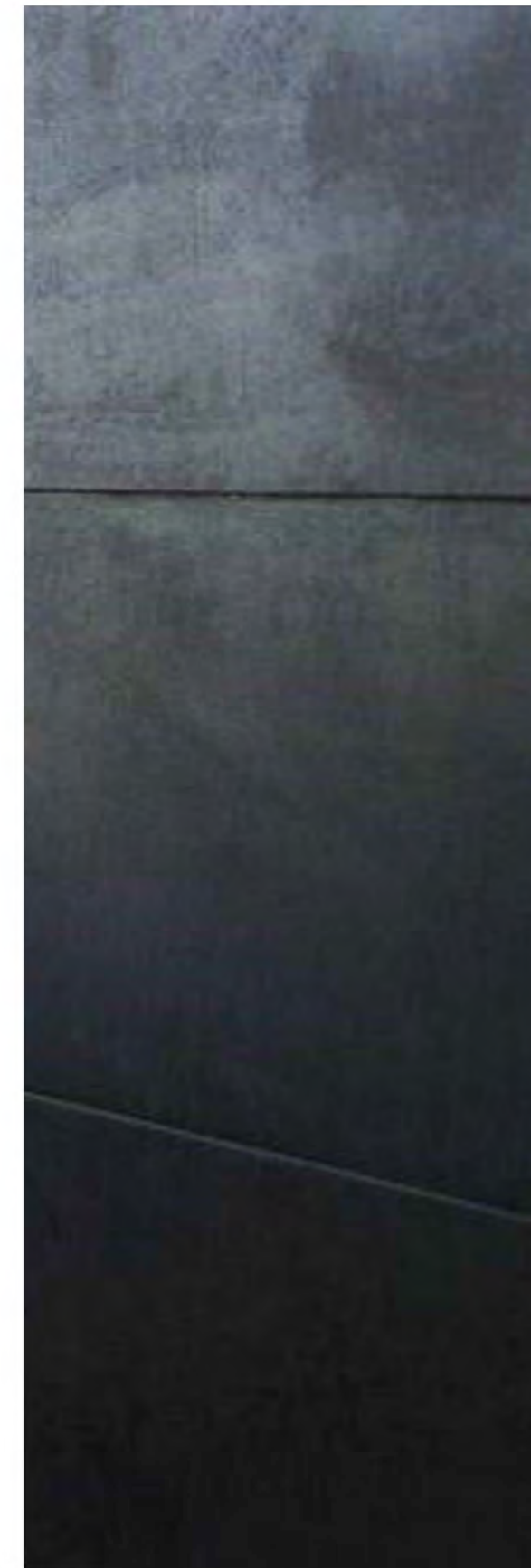
WOOD SIDING
HORIZONTAL &
VERTICAL



DARK METAL TRIM &
WINDOW FRAMES
(NON-REFLECTIVE)



STONE VENEER



DARK METAL
GARAGE DOOR &
SITE RETAINING



WASHED GRAVEL
BALLAST &
PERIMETER



STONE STEPS &
TERRACE PAVERS

ETL Architects Inc
PO Box 33
Pleasantville CO 81430
970.394.4480
edwin@etlarchitects.com

ETL
ARCHITECTS



(PROJECT)

LOT 503
LONE FIR,
MOUNTAIN
VILLAGE

NO.	REVISION	DATE
2	DRB UPDATE	2.17.2022
1	DRB	11.23.2021



DATE:
2.17.2022

DRAWN BY:
ETL

FILE:
503 LONE FIR

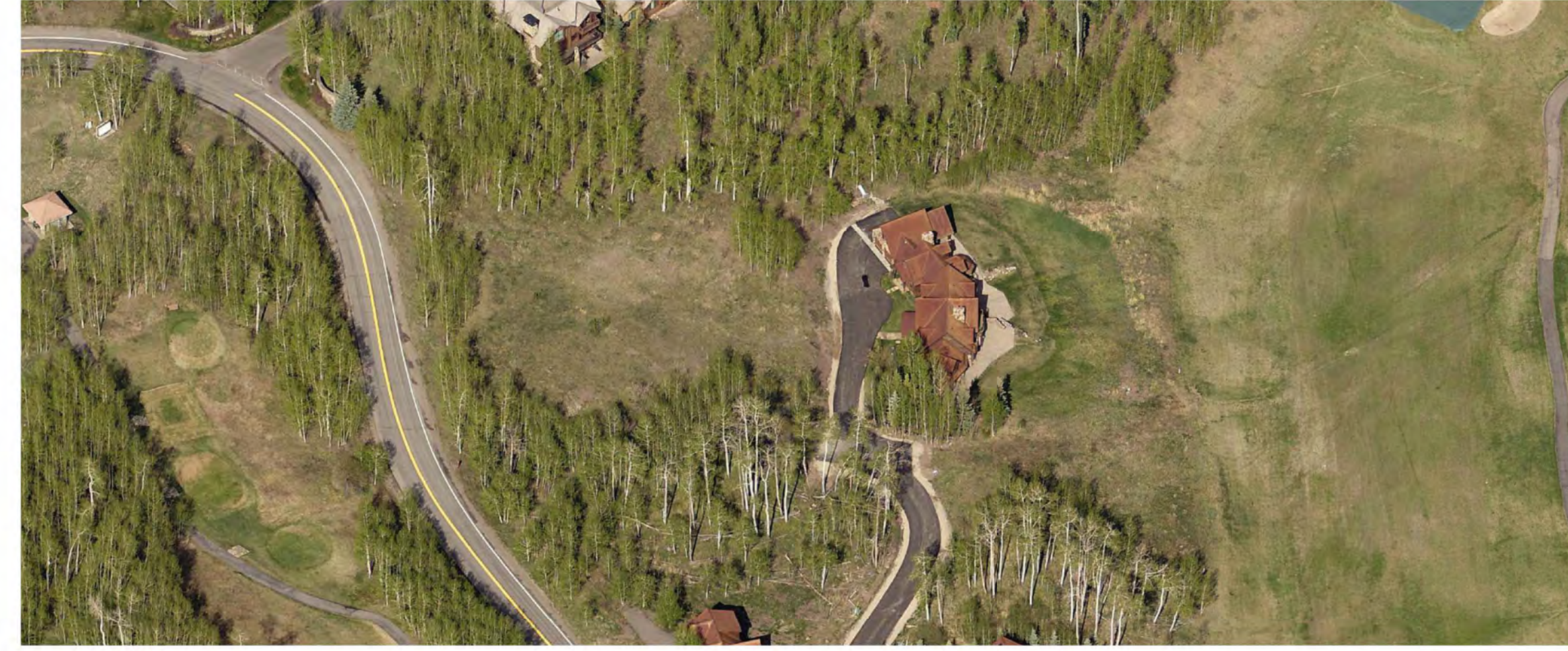
SCALE:
12" 1'-0"

MATERIAL BOARD

A 301



1 AERIAL SOUTH PHOTO
12" 1'-0"



2 AERIAL EAST PHOTO
12" 1'-0"



3 AERIAL WEST PHOTO
12" 1'-0"



4 AERIAL NORTH PHOTO
12" 1'-0"

ETL Architects Inc
PO Box 33
Pleasantville CO 81430
970.394.4480
edwin@getlarchitects.com

ETL
ARCHITECTS



(PROJECT)

LOT 503
LONE FIR,
MOUNTAIN
VILLAGE

2	DRB UPDATE	2.17.2022
1	DRB	11.23.2021
NO.	REVISION	DATE



DATE:
2.17.2022

DRAWN BY:
ETL

FILE:
503 LONE FIR

SCALE:
12" 1'-0"

EXISTING PHOTOS

A 901



1 EXISTING SOUTH PHOTO
12" 1'-0"



2 EXISTING EAST PHOTO
12" 1'-0"



3 EXISTING WEST PHOTO
12" 1'-0"



4 EXISTING NORTH PHOTO
12" 1'-0"

ETL Architects Inc
PO Box 33
Pleasantville CO 81430
970.394.4480
edwin@etlarchitects.com

ETL
ARCHITECTS



(PROJECT)

LOT 503
LONE FIR,
MOUNTAIN
VILLAGE

2	DRB UPDATE	2.17.2022
1	DRB	11.23.2021
NO.	REVISION	DATE



DATE:
2.17.2022

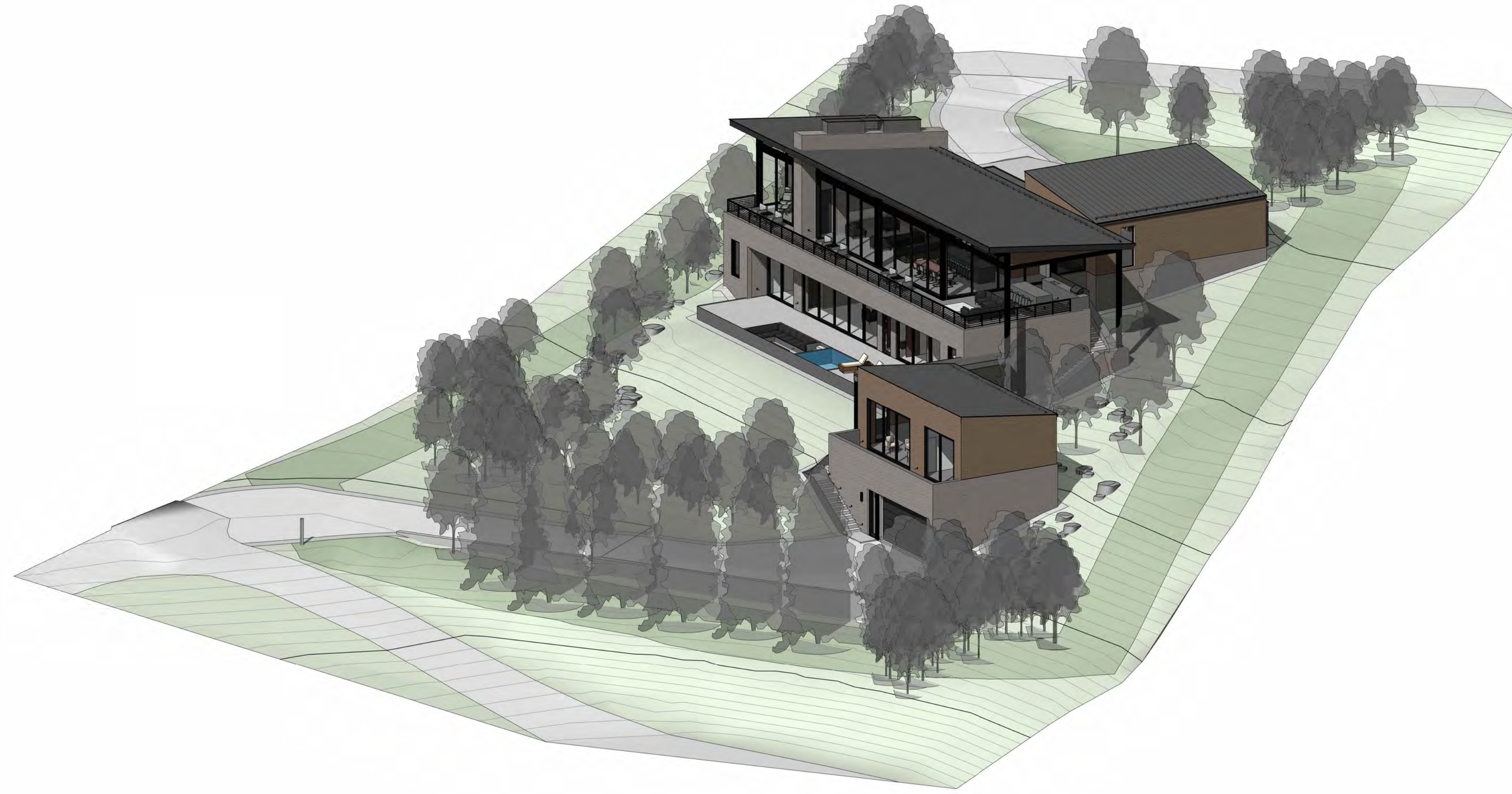
DRAWN BY:
ETL

FILE:
503 LONE FIR

SCALE:
12" 1'-0"

EXISTING PHOTOS

A 902



1 3D NW VIEW



2 3D NE VIEW

ETL Architects Inc
 PO Box 33
 Placerville CO 81430
 970.394.4480
 edwin@etlarchitects.com

ETL
 ARCHITECTS



(PROJECT)

LOT 503
 LONE FIR,
 MOUNTAIN
 VILLAGE

NO.	REVISION	DATE
2	DRB UPDATE	2.17.2022
1	DRB	11.23.2021



DATE:
 2.17.2022

DRAWN BY:
 ETL

FILE:
 503 LONE FIR

SCALE:

3D VIEWS

A 910



1 3D SW VIEW



2 3D SE VIEW

ETL Architects Inc
 PO Box 33
 Placerville CO 81430
 970.394.4480
 edwin@etlarchitects.com

ETL
 ARCHITECTS



(PROJECT)

LOT 503
 LONE FIR,
 MOUNTAIN
 VILLAGE

NO.	REVISION	DATE
2	DRB UPDATE	2.17.2022
1	DRB	11.23.2021



DATE:
 2.17.2022

DRAWN BY:
 ETL

FILE:
 503 LONE FIR

SCALE:

3D VIEWS

A911



ETL Architects Inc
 PO Box 33
 Placerville CO 81430
 970.394.4480
 edwin@etlarchitects.com

ETL
 ARCHITECTS



(PROJECT)

LOT 503
 LONE FIR,
 MOUNTAIN
 VILLAGE

NO.	REVISION	DATE
2	DRB UPDATE	2.17.2022
1	DRB	11.23.2021



DATE:
 2.17.2022

DRAWN BY:
 ETL

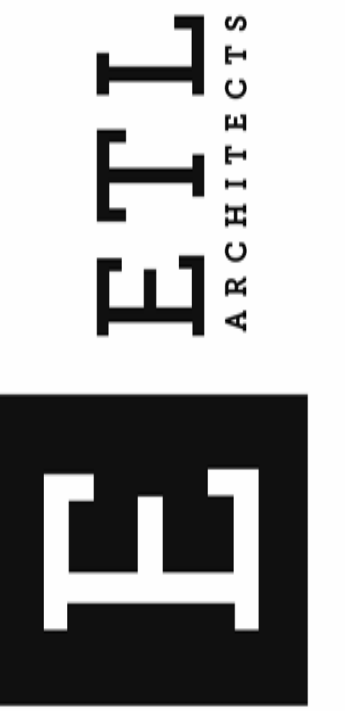
FILE:
 503 LONE FIR
 SCALE:

RENDER

A 920



ETL Architects Inc
 PO Box 33
 Placerville CO 81430
 970.394.4480
 edwin@etlarchitects.com



(PROJECT)

LOT 503
 LONE FIR,
 MOUNTAIN
 VILLAGE

NO.	REVISION	DATE
2	DRB UPDATE	2.17.2022
1	DRB	11.23.2021



DATE:
 2.17.2022

DRAWN BY:
 ETL

FILE:
 503 LONE FIR

SCALE:

RENDER

A 921



ETL Architects Inc
 PO Box 33
 Placerville CO 81430
 970.394.4480
 edwin@etlarchitects.com

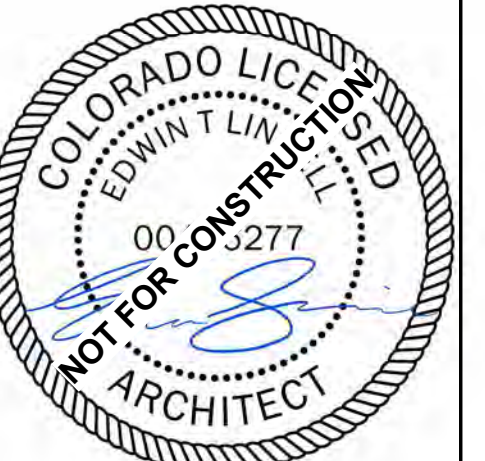
ETL
 ARCHITECTS



(PROJECT)

LOT 503
 LONE FIR,
 MOUNTAIN
 VILLAGE

NO.	REVISION	DATE
2	DRB UPDATE	2.17.2022
1	DRB	11.23.2021



DATE:
 2.17.2022

DRAWN BY:
 ETL

FILE:
 503 LONE FIR

SCALE:

RENDER

A 922



ETL Architects Inc
 PO Box 33
 Placerville CO 81430
 970.394.4480
 edwin@etlarchitects.com

ETL
 ARCHITECTS



(PROJECT)

LOT 503
 LONE FIR,
 MOUNTAIN
 VILLAGE

2	DRB UPDATE	2.17.2022
1	DRB	11.23.2021
NO.	REVISION	DATE



DATE:
 2.17.2022

DRAWN BY:
 ETL

FILE:
 503 LONE FIR
 SCALE:

RENDER

A 923



ETL Architects Inc
 PO Box 33
 Placerville CO 81430
 970.394.4480
 edwin@etlarchitects.com

ETL
 ARCHITECTS



(PROJECT)

LOT 503
 LONE FIR,
 MOUNTAIN
 VILLAGE

2	DRB UPDATE	2.17.2022
1	DRB	11.23.2021
NO.	REVISION	DATE



DATE:
 2.17.2022

DRAWN BY:
 ETL

FILE:
 503 LONE FIR

SCALE:

RENDER

A 924



TELLURIDE FIRE PROTECTION DISTRICT

Scott Heidergott, Fire Marshal

Date: 02/14/2022

Address: Lot 503, 115 Lone Fir Ln
Mountain Village, CO 81435

TFPD approves the proposal with the following conditions:

- 1) The structure is over 3,600 sq ft and shall require a monitored sprinkler system.
- 2) The width of the driveway shall meet the code of 16' total width. 12' shall be a hard surface with the shoulders meeting the same compaction required as the hard surface and shall be an all-weather driving surface.
- 3) The address monument shall be a minimum of 4'6" from grade to the bottom of the address numbers. Address numbers shall be 6" in height, reflective coated, or outlined with a reflective coating.
- 4) TFPD recommends the installation of a Knox Box for emergency entry into the structure.

From: [Finn KJome](#)
To: [Amy Ward](#)
Subject: RE: Lot 503
Date: Wednesday, February 9, 2022 8:36:42 AM

Hi Amy,

Public Works has no issues with this application. The second road cut will benefit the Town by improving the turn around at the end of Lone Fir Lane. I noticed there is a boulder wall in the road right of way off of Russel Drive. I doubt it will impact Public Works but it should be recognized as it will require extra approvals. Field verify all utilities.

Finn

From: Amy Ward <award@mtnvillage.org>
Sent: Monday, February 7, 2022 1:28 PM
To: Benjamin Wiles <benjmin.wiles@smpa.com>; brien.gardner@blackhillscorp.com; Chris Broady <CBroady@mtnvillage.org>; Finn KJome <FKJome@mtnvillage.org>; jeremy@smpa.com; kirby.bryant@centurylink.com; Mike Otto <MOtto@mtnvillage.org>; Paul Ficklin <Paul.Ficklin@blackhillscorp.com>; pwisor <pwisor@garfieldhecht.com>; sheidergott@telluridefire.com; Steven LeHane <SLeHane@mtnvillage.org>
Subject: Lot 503

My apologies, I thought this had already gone out, but this is a referral and review for a new single family home with attached ADU at Lot 503, 115 Lone Fir Lane. Please respond with comments by February 16 if possible.

https://townofmountainvillage.com/site/assets/files/37014/initial_architecture_and_site_review_lot_503-_lone_fir_ln.pdf

Thanks,

Amy Ward
Senior Planner
Town of Mountain Village
O :: 970.369.8248 M :: 970.729.2985
[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#) | [Email Signup](#) | [Careers](#)
We make Mountain Village a great place to live, work & visit.



TO: Mountain Village Design Review Board

FROM: Amy Ward, Senior Planner

FOR: Design Review Board Public Hearing; February 3, 2022, continued to the March 3, 2022 regular DRB meeting

DATE: February 18, 2022

RE: Staff Memo – Initial Architecture and Site Review -2 (IASR) Lot AR613-C1, 101 Lawson Point

APPLICATION OVERVIEW: New Single-Family Home on Lot AR613-C1

PROJECT GEOGRAPHY

Legal Description: LOT AR 613-C1, TOWN OF MOUNTAIN VILLAGE, ACCORDING TO THE REPLAT OF LOT AR 613-C RECORDED DECEMBER 21, 2006 IN PLAT BOOK 1 AT PAGE 3786, AND ACCORDING TO THE COMMUNITY PLAT/MAP AMENDMENT FOR THE ADAMS RANCH COMMUNITY RECORDED JUNE 1, 1999 IN PLAT BOOK 1 AT PAGE 2573, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

Address: 101 Lawson Point

Applicant/Agent: Kristine Perpar, Shift Architects

Owner: Big Vanilla, LLC

Zoning: Single-Family

Existing Use: Vacant

Proposed Use: Single-Family

Lot Size: .274 acres

Adjacent Land Uses:

- **North:** Single-family
- **South:** Open Space
- **East:** Single-family
- **West:** Single-family



Figure 1: Vicinity Map

ATTACHMENTS

Exhibit A: Architectural Plan Set

Exhibit B: Staff/Public Comm

Case Summary: Kristine Perpar of Shift Architects is requesting Design Review Board (DRB) approval of an Initial Architectural and Site Review -2 (IASR) Application for a new

single-family home on Lot AR613-C1, 101 Lawson Point. The Lot is approximately .274 acres and is zoned Single-family. The overall square footage of the home is approximately 4,137 gross square feet and provides 2 interior parking spaces within the proposed garage.

Applicable CDC Requirement Analysis: The applicable requirements cited may not be exhaustive or all-inclusive. The applicant is required to follow all requirements even if an applicable section of the CDC is not cited. ***Please note that Staff comments will be indicated by italicized Text.***

Table 1

<u>CDC Provision</u>	<u>Requirement</u>	<u>Proposed</u>
Maximum Building Height	40' (gable) Maximum	35'
Maximum Avg. Building Height	35' (gable) Maximum	20.33'
Maximum Lot Coverage	40% (4,773 s.f.)	33% (4,001 s.f.)
General Easement Setbacks	No encroachment	Retaining wall
Roof Pitch		
Primary		12:12
Secondary		6:12, 4:12
Exterior Material		
Stone	35% minimum	43.41%
Windows/Doors	40% maximum	26.62%
Parking	2 interior/2 exterior	2 interior

DRB Specific Approval:

- 1) Setback Encroachments – Driveway retaining wall and grading
- 2) Metal fascia and soffit
- 3) Parking waiver for (2) exterior spaces

Please note, this memo addresses only the design variations and specific approvals that are being requested, as well as any changes or additional information provided since the first Initial Architectural and Site Review. For more information regarding the details of the first Initial Architectural and Site Review please see staff memo of record dated January 25, 2022.

Chapter 17.3: ZONING AND LAND USE REGULATIONS

17.3.12: Building Height Limits

Sections 17.3.11 and 17.3.12 of the CDC provide the methods for measuring Building Height and Average Building Height, along with providing the height allowances for specific types of buildings based on their architectural form. The proposed design incorporates a combination of shed roof forms. Homes with a primary shed roof form are granted a maximum building height of 35 feet. The average height is an average of measurements from a point halfway between the roof ridge and eave. The points are generally every 20 feet around the roof. The maximum height is measured from the highest point on a roof directly down to the existing grade or finished grade, whichever is more restrictive.

Staff: Staff has determined that the primary roof form for this home is a gable and therefore granted a maximum height of 40 feet. The applicant has revised their drawings to clearly demonstrate a maximum height for each elevation and an overall max height of 35'. They

have also shown in their parallel plane projection that the structure is meeting the max height requirements. The max average height of 20.33' is also meeting the max average height requirements. Staff now feels that all height requirements are being met.

17.3.14: General Easement Setbacks

Lot AR613-C1 is burdened by a sixteen (16) foot General Easement (GE) on the north, east and south sides and an 8' setback on the west side. The CDC provides that the GE and other setbacks be maintained in a natural, undisturbed state to provide buffering to surrounding land uses. The CDC does provide for some development activity within the GE and setbacks such as Ski Access, Natural Landscaping, Utilities, Address Monuments, and Fire Mitigation. All encroachments not listed above will require encroachment agreements between the property owner and the Town.

Staff: The proposal includes several GE encroachments that fall into the above category of permitted GE development activity including the following:

- *Driveway: The Driveway as shown currently takes access from Lawson Point and crosses the General Easement to the homesite.*
- *Utilities: Gas service is to the north of the lot, water and electric are to the east of the lot, sewer is to the south of the lot. All of these utilities will cross the GE to the home.*

The proposal also includes some GE encroachments requiring specific DRB approval:

- *Retaining wall*
- *Grading*

Staff: There is a boulder retaining wall along the west side of the driveway. There is a small amount of proposed grading on the east and west boundary of GE to create drainage away from the house. DRB seemed generally ok with these encroachments at the first initial review, if that is still the case then a specific approval should be granted.

Chapter 17.5: DESIGN REGULATIONS

17.5.4: Town Design Theme

The Town of Mountain Village has established design themes aimed at creating a strong image and sense of place for the community. Due to the fragile high alpine environment, architecture and landscaping shall be respectful and responsive to the tradition of alpine design – reflecting elements of alpine regions while blending influences that visually tie the town to mountain buildings. The town recognizes that architecture will continue to evolve and create a regionally unique mountain vernacular, but these evolutions must continue to embrace nature and traditional style in a way that respects the design context of the neighborhoods surrounding the site.

Staff: At the first Initial Review, there was some concern by staff and DRB in regard to the Town design theme and whether this project was meeting one key characteristic regarding, “massing that is simple in form and steps with the natural topography.” The applicant has made some revisions to the overall form of the home to better meet this provision. The changes are primarily seen in the garage and front entry. The garage roof has been changed from a shed roof to a gable roof and the entry roofline was simplified to be a single shed roof. Additionally, the exterior cladding has been adjusted to reflect more stone. With more continuity of materials, the forms appear less broken up, and that combined with the simpler roof forms makes the overall form of the home simpler in nature. Staff feels that the design characteristic of simple massing is now being met.

17.5.5: Building Siting Design

Staff: Criteria met

17.5.6: Building Design

The CDC requires that building form and exterior wall forms portray a mass that is thick and strong with a heavy grounded foundation.

Staff: It seemed this criteria was being met with the Initial submittal, however the revisions seen for this submittal reflect a greater stone percentage, giving the home even more "grounding."

At the first Initial review a specific approval for metal fascia was granted. The applicant has clarified that the soffit will also be metal. It will be rusted steel panel, not the corrugated specified for the roof. If approved a specific approval should be granted.

17.5.7: Grading and Drainage Design

Staff: Criteria met

17.5.8: Parking Regulations

Staff: The applicant is requesting a waiver of the two exterior parking spaces. This allows for proper back out space from the garage. If DRB deems this approvable, then a specific approval should be granted.

17.5.9: Landscaping Regulations

The landscape plan is fairly simple in nature, and has not been revised since the first Initial review. Per the Town Forester's comments, the plan is not meeting the diversity of species clause. He would like to see the applicant revise their plan to include additional diverse species to help nestle the home into the site more.

It should be noted that the existing conditions plat shows three sprinkler valves on the southeast corner of the lot. Staff assumes that these belong to the HOA, as they are in close proximity to the corner retaining wall/fence that marks the entrance to Adam's Way, however the applicant might want to investigate ownership and or potential necessary encroachment agreements for this infrastructure.

17.5.11: Utilities

Staff: Criteria met

17.5.12: Lighting Regulations

Staff: A lighting plan and photometric study was provided. The plan seems to be meeting all of the lighting requirements of the CDC.

17.5.13: Sign Regulations

Staff: The address marker has been moved closer to the road, in compliance with address marker regulations. The overall design, dimensions and lighting of the address monument are meeting both the sign and lighting regulations of the CDC. It should be noted that an encroachment agreement with the Town will be necessary to capture this and all encroachments into the GE.

Chapter 17.6: SUPPLEMENTARY REGULATIONS

17.6.1: Environmental Regulations

Staff: Fire Mitigation and Forestry Management: The applicant has (2) spruce trees within the Zone 1 fire mitigation area. They should revise their drawings to extend this Zone 15' beyond the edge of those trees to include them in the dripline of the home, however beyond that SE corner of the home Adams Way, which gives an opening large enough for defensible space. Staff feels they are meeting this criteria.

17.6.6: Roads and Driveway Standards

Staff: Criteria met.

17.6.8: Solid Fuel Burning Device Regulations

Staff: Criteria met.

Chapter 17.7: BUILDING REGULATIONS

17.7.19: Construction Mitigation

Staff: Criteria met.

Staff Recommendation: Staff recommends the DRB approve the Initial Architectural and Site Review (2) for Lot AR613-C1, 101 Lawson Point, based on the findings and CDC requirements listed in the staff memo of record.

Staff Note: It should be noted that reasons for approval or rejection should be stated in the findings of fact and motion.

Proposed Motion:

If the DRB deems this application to be appropriate for approval, Staff requests said approval condition the items listed below in the suggested motion.

I move to approve the Initial Architectural and Site Review (2) for a new single-family home located at Lot AR 613-C1, based on the evidence provided within the Staff Report of record dated January 25, 2022, with the following specific approvals:

DRB Specific Approval:

- 1) Setback Encroachments – Driveway retaining wall and grading
- 2) Metal fascia and soffit
- 3) Parking waiver

And, with the following conditions:

- 1) Prior to final review, the applicant shall revise the landscaping plan to increase the diversity of species.
- 2) Prior to final review, the applicant shall revise the fire mitigation plan by extending the Zone 1 area to include any spruce trees to be kept within the dripline of the home.
- 3) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
- 4) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the setbacks.
- 5) Prior to Certificate of Occupancy the applicant will enter into a revocable Encroachment Agreement with the Town for any approved encroachments in the

- general easement. This includes any encroachments that already exist on the property as well as any new encroachments.
- 6) Prior to the Building Division conducting the required framing inspection, a four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
 - a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
 - b. Wood that is stained in the approved color(s);
 - c. Any approved metal exterior material;
 - d. Roofing material(s); and
 - e. Any other approved exterior materials
 - 7) It is incumbent upon an owner to understand whether above grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their lot. Relocation of such above grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.

/aw

GENERAL NOTES

CONTRACT DOCUMENTS:

CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT, GENERAL CONDITIONS, SPECIFICATIONS, DETAIL BOOK AND DRAWINGS, WHICH ARE COOPERATIVE AND CONTINUOUS. WORK INDICATED OR REASONABLY IMPLIED IN ANY ONE OF THE DOCUMENTS SHALL BE SUPPLIED AS THOUGH FULLY COVERED IN ALL. ANY DISCREPANCIES BETWEEN THE PARTS SHALL BE REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK. THESE DRAWINGS ARE PART OF THE CONTRACT DOCUMENTS FOR THIS PROJECT. THESE DRAWINGS ARE THE GRAPHIC ILLUSTRATION OF THE WORK TO BE ACCOMPLISHED. ALL DIMENSIONS NOTED TAKE PRECEDENCE OVER SCALED DIMENSIONS. DIMENSIONS NOTED WITH "N.T.S." DENOTES NOT TO SCALE.

ORGANIZATION:

THE DRAWINGS FOLLOW A LOGICAL, INTERDISCIPLINARY FORMAT: ARCHITECTURAL DRAWINGS (A SHEETS), CIVIL DRAWINGS (C SHEETS), STRUCTURAL (S SHEETS), MECHANICAL AND PLUMBING (M SHEETS), ELECTRICAL (E SHEETS) AND LIGHTING (LTG SHEETS).

CODE COMPLIANCE:

ALL WORK, MATERIALS, AND ASSEMBLIES SHALL COMPLY WITH APPLICABLE STATE AND LOCAL CODES, ORDINANCES, AND REGULATIONS. THE CONTRACTOR, SUBCONTRACTORS, AND JOURNEYMEN OF THE APPROPRIATE TRADES SHALL PERFORM WORK TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP AND IN ACCORDANCE WITH AIA DOCUMENT A201-SECTION 3. THE BUILDING INSPECTOR SHALL BE NOTIFIED BY THE CONTRACTOR WHEN THERE IS NEED OF INSPECTION AS REQUIRED BY THE INTERNATIONAL BUILDING CODE OR ANY LOCAL CODE OR ORDINANCE.

INTENT:

THESE DOCUMENTS ARE INTENDED TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE THE WORK DESCRIBED HEREIN.

COORDINATION:

THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE DOCUMENTS, VERIFY ACTUAL CONDITIONS AND REPORT ANY DISCREPANCIES, ERRORS OR OMISSIONS TO THE ARCHITECT IN A TIMELY MANNER. THE ARCHITECT SHALL CLARIFY OR PROVIDE REASONABLE ADDITIONAL INFORMATION REQUIRED FOR SUCCESSFUL EXECUTION. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL OPENINGS THROUGH FLOORS, CEILINGS AND WALLS WITH ALL ARCHITECTURAL, INTERIOR, STRUCTURAL, MECHANICAL AND PLUMBING, ELECTRICAL AND LIGHTING DRAWINGS. CONTRACTOR WILL ASSUME RESPONSIBILITY OF ITEMS REQUIRING COORDINATION AND RESOLUTION DURING THE BIDDING PROCESS.

SUBSTITUTIONS:

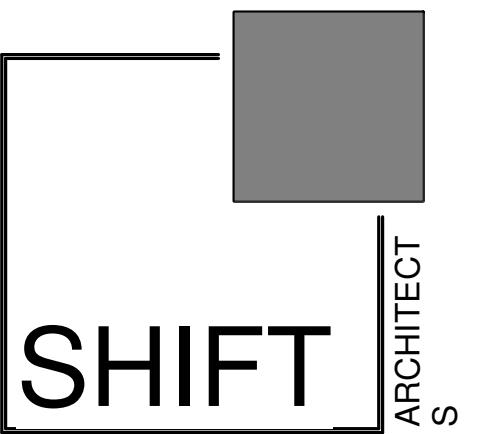
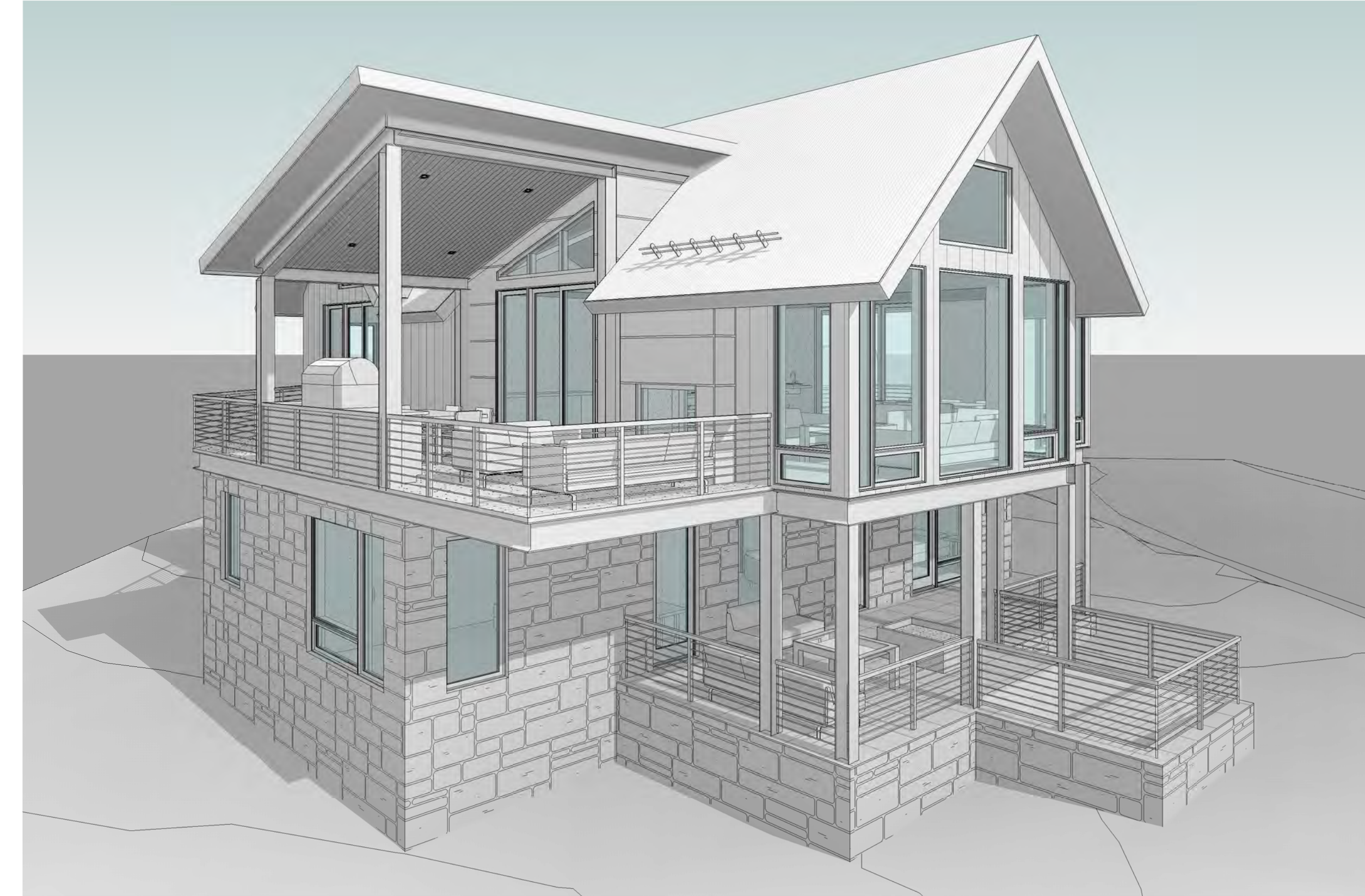
ANY MATERIALS PROPOSED FOR SUBSTITUTION OF THOSE SPECIFIED OR THE CALLED OUT BY TRADE NAME IN THESE DOCUMENTS SHALL BE PRESENTED TO THE ARCHITECT FOR REVIEW. THE CONTRACTOR SHALL SUBMIT SAMPLES WHEN REQUIRED BY THE ARCHITECT AND SUCH SAMPLES SHALL BE REVIEWED BY THE ARCHITECT BEFORE THE WORK IS PERFORMED. WORK MUST CONFORM TO THE REVIEWED SAMPLES. ANY WORK WHICH DOES NOT CONFORM SHALL BE REMOVED AND REPLACED WITH WORK WHICH CONFORMS AT THE CONTRACTOR'S EXPENSE. SUBCONTRACTORS SHALL SUBMIT REQUESTS AND SAMPLES FOR REVIEW THROUGH THE GENERAL CONTRACTOR WHEN WORK IS LET THROUGH HIM OR HER. REQUIRED VERIFICATION AND SUBMITTALS TO BE MADE IN ADEQUATE TIME AS NOT TO DELAY WORK IN PROGRESS.

SHOP DRAWINGS:

SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR HIS OR HER REVIEW WHERE CALLED FOR ANYWHERE IN THESE DOCUMENTS. REVIEW SHALL BE MADE BY THE ARCHITECT BEFORE WORK IS BEGUN, AND WORK SHALL CONFORM TO THE REVIEWED SHOP DRAWINGS, SUBJECT TO REPLACEMENT AS REQUIRED IN PARAGRAPH "SUBSTITUTIONS" ABOVE.

SAFETY & PROTECTION OF WORK:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY AND CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION FOR COMPLIANCE WITH FEDERAL AND STATE O.S.H.A. REGULATIONS, AND FOR THE PROTECTION OF ALL WORK UNTIL IT IS DELIVERED COMPLETED TO THE OWNER.



P.O. Box 3206
100 W. Colorado Suite 211
Telluride, Colorado 81435
p 970-728-8145
kristine@shift-architects.com
www.shift-architects.com

DATE:
2.11.21
PRELIMINARY
DRB

PROJECT INFORMATION

ZONING	TOWN OF MOUNTAIN VILLAGE; SINGLE FAMILY
BUILDING CODE	IRC 2018
DESCRIPTION	2 STORY SINGLE FAMILY DWELLING
SCOPE	NEW 2 STORY WOOD FRAMED SINGLE FAMILY DWELLING W/ ATTACHED 2 CAR GARAGE, GROUND LEVEL COV'D DECKS & HOT TUB, 2ND STY DECKS COV'D AND UNCOVERED.

SITE DATA

SITE:	11,933.91 S.F. / .27 ACRES	PARKING ENCLOSED	2 SPACES PROVIDED
GROUND LEVEL:	2,671	BUILDING HEIGHT ALLOWABLE	35'
COV'D DECKS:	614	BUILDING HEIGHT PROPOSED	35'
2ND FLOOR:	1,432		
2ND FLOOR COV'D DECKS:	168		
2ND FLOOR DECKS:	423		
ROOF COVERAGE:	4,001		
ALLOWABLE COVERAGE:	4,733.5 (40.0%)		
PROPOSED COVERAGE:	4,001 (33.5%)		

SHEET INDEX

SHEET INDEX

G1.1	COVER SHEET
0	SURVEY
C1	GENERAL NOTES
C2	SITE GRADING & DRAINAGE PLAN
C3	UTILITY PLAN
C4	CONSTRUCTION MITIGATION PLAN
A1.1	SITE PLAN
A1.2	LANDSCAPE
A2.1	PROPOSED FLOOR PLANS
A2.2	PROPOSED FLOOR PLANS
A2.3	ROOF PLAN
A3.1	PROPOSED ELEVATIONS
A3.2	PROPOSED ELEVATIONS
A3.3	PROPOSED ELEVATIONS
A3.4	ELEVATION HEIGHT CALCS
A3.5	ELEVATION HEIGHT CALCS
A6.1	PERSPECTIVES
A6.2	PERSPECTIVES
A8.1	WINDOW SCHEDULE
A8.2	DOOR SCHEDULE
E1.1	1ST FL EXTERIOR LIGHTING PLANS
E1.2	2ND FL EXTERIOR LIGHTING PLANS

VICINITY MAP



PROJECT TEAM

OWNER:

BIG VANILLA LLC
PO BOX 837
OPHIR, CO 81426

ARCHITECT:

SHIFT ARCHITECTS
100 W COLORADO STE. 211
TELLURIDE, CO 81435
P. 970.275.0263
kristine@shift-architects.com

GENERAL CONTRACTOR:

TBD

STRUCTURAL:

TBD

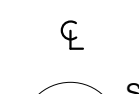
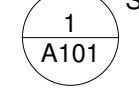

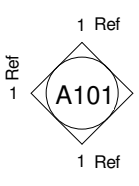
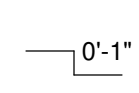

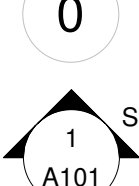

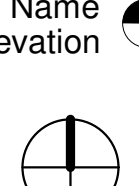
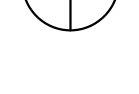

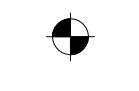



BIG VANILLA

LOT ARC 163
MOUNTAIN VILLAGE, CO 81435

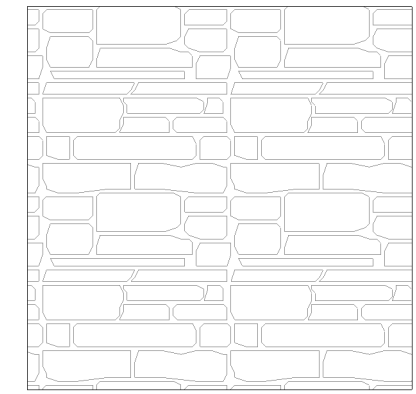
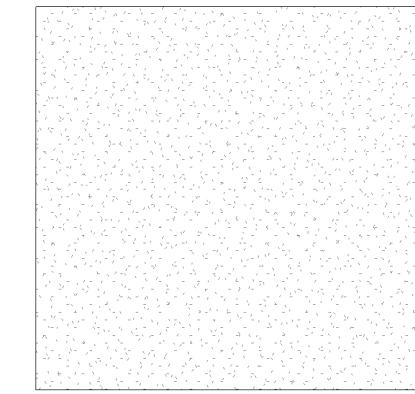
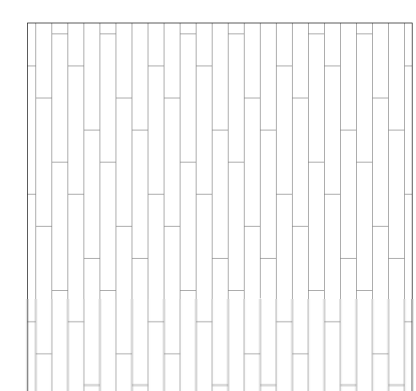
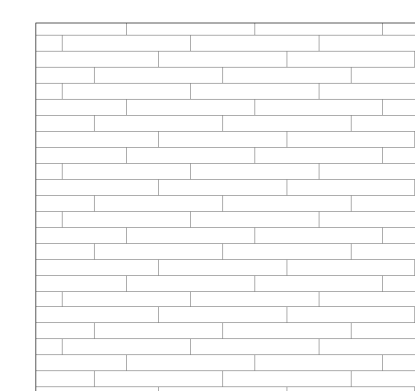
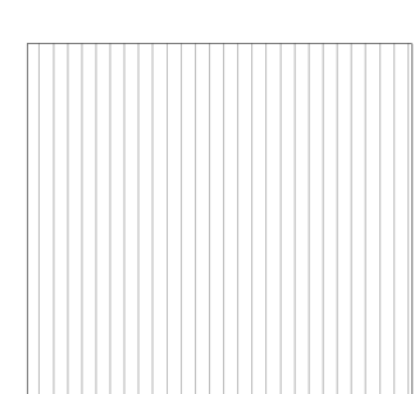
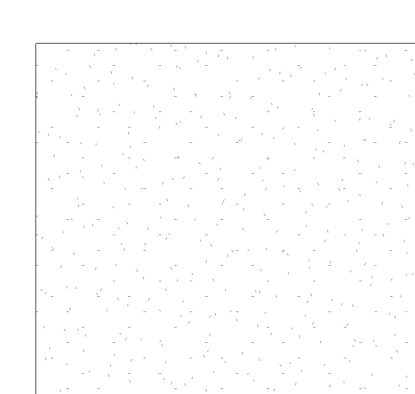
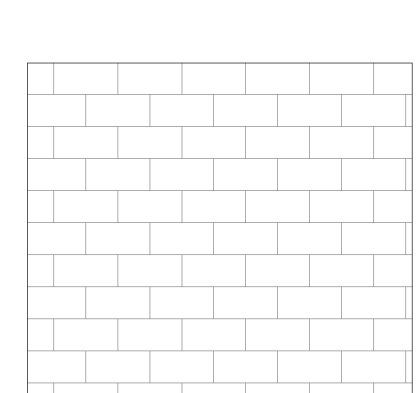
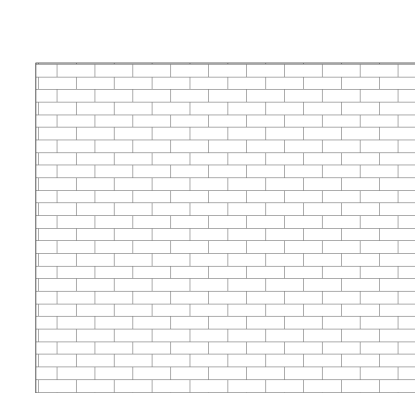
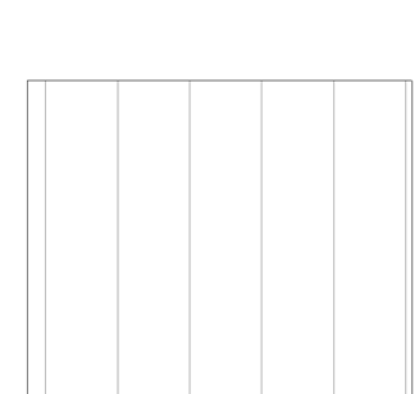
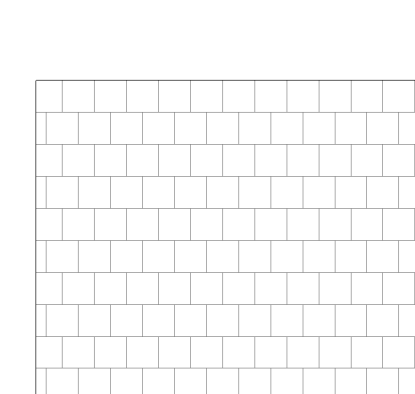
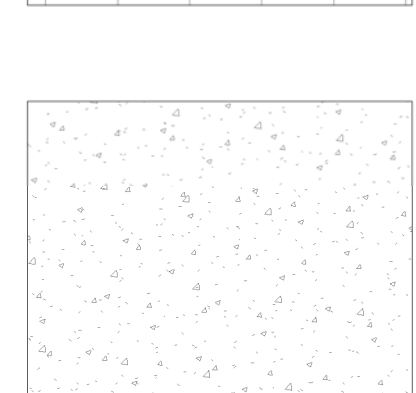
COVER SHEET

SHEET NUMBER

G1.1

-  CENTERLINE
-  DETAIL CALLOUT
-  DOOR TAG
-  ELEVATION CALLOUT
-  ELEVATION CHANGE
-  GRID LINE
-  INTERIOR ELEVATION CALLOUT
-  LEVEL CALLOUT
-  NORTH ARROW
-  ROOM TAG
-  SPOT ELEVATION
-  SWITCH
-  TV OUTLET
-  WALL TYPE TAG
-  WINDOW TAG

Symbol Legend
 1/4" = 1'-0"

-  STONE VENEER
-  GYPSUM BOARD
-  HISTORIC WOOD SIDING
-  WOOD FLOORING
-  CORRUGATED METAL SIDING
-  CARPET
-  METAL PANEL SIDING
-  CERAMIC TILE
-  RUSTED STANDING SEAM ROOFING
-  STONE TILE
-  CONCRETE

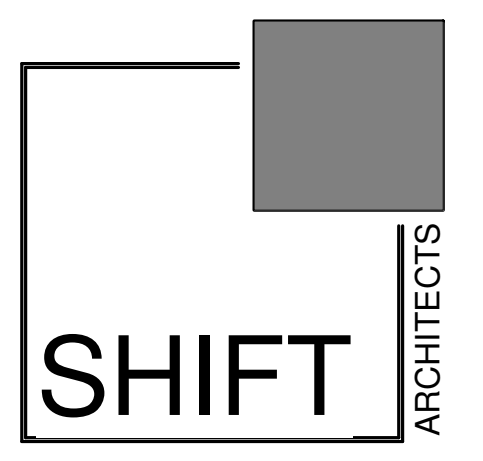
Material Key
 1/4" = 1'-0"

- ABBREVIATIONS**
- AC Acres
 - AFF Above finished floor
 - AGG Aggregate
 - AL Aluminium
 - BM Bench mark
 - BSN Basin
 - BTH Bath
 - CL Centre line
 - CJ Control join
 - CLST Closet
 - CP Carpet
 - CT Ceramic tile
 - DIA Diameter
 - DP Downpipe
 - DW Dishwasher
 - EX Existing
 - FF Finished floor
 - FHR Fire hose reel
 - FP Flue pipe
 - GAL Galvanized
 - GL Ground line
 - GFI Ground Fault Circuit Interrupter
 - GPO General Power Outlet
 - IBC International Building Code
 - MDF Medium density fibreboard
 - MR Metal Roofing
 - MSB Main Switch Board
 - NTS Not to scale
 - PFC Parallel flanged steel chanel
 - PL Plastic laminate
 - PT Paint
 - RC Reinforced concrete
 - REF Refrigerator
 - RL Reduced level
 - S Sanitary drainage pipe
 - SHR Shower
 - SK Sink
 - SN Stone
 - SS Stainless steel
 - ST S trap
 - STF Steel trowel finished concrete
 - SW Stormwater drainage line
 - T&G Tongue and grooved
 - TO Top of
 - TPH Toilet paper holder
 - TR Tiled Roofing
 - TSF Timber strip floor
 - TYP Typical
 - U Urinal
 - UOS Unless otherwise specified
 - V Valley
 - VIF Verify in field
 - VP Vent pipe
 - WC Water closet (toilet)
 - WM Washing machine
 - WPM Water proof membrane

Abbreviations
 1/4" = 1'-0"



SITE DATA		
AREA	SQ.FT.	%
SITE	11,933.91	100.00
GROUND LEVEL	2,671.00	22.38
COVD DECKS (1ST...)	614.00	5.14
2ND FLOOR	1,466.00	12.28
COVD DECKS (2ND...)	183.00	1.53
2ND FLOOR DECKS	237.00	1.98
TOTAL ROOF COVG	4,001.00	33.52
ALLOWABLE COVG	4,733.56	40.00
PROPOSED COVG	4,001.00	33.52
AS PER MV CDC 17.3.13		



P.O. Box 3206
 100 W. Colorado Suite 211
 Telluride, Colorado 81435
 p 970-728-8145
 kristine@shift-architects.com
 www.shift-architects.com

DATE:
 2.11.21 PRELIMINARY DRB

Revision Schedule		
Number	Date	Revision Description

BIG VANILLA

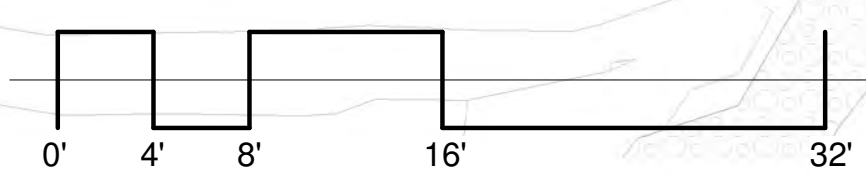
LOT ARC 163
 MOUNTAIN VILLAGE, CO 81435

SITE PLAN

SHEET NUMBER

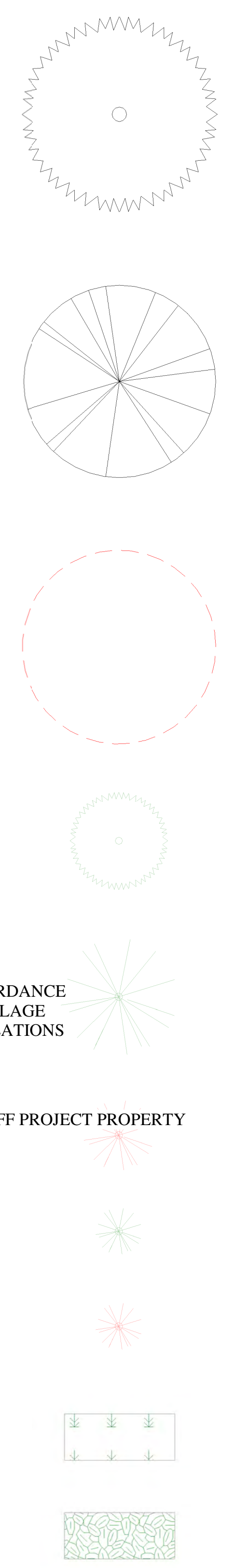
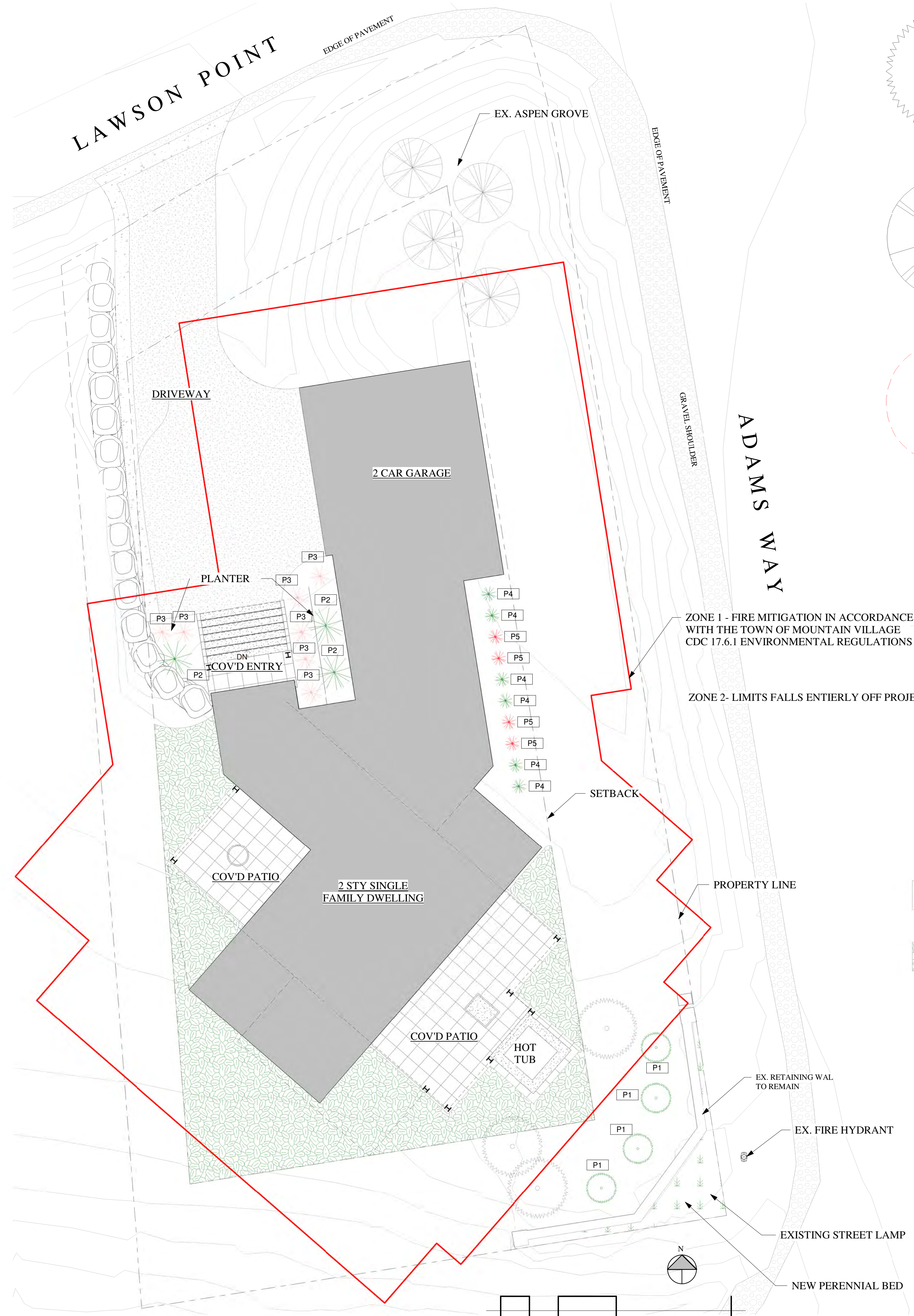
A1.1

1 SITE
 1/8" = 1'-0"



2/15/2022 6:45:17 PM

©shift architects



- EXISTING SPRUCE TO REMAIN
- EXISTING ASPEN TO REMAIN
- EXISTING TO BE REMOVED
- COLORADO SPRUCE
- NATIVE RED-BERRIED ELDER
- COLORADO DOGWOOD
- BOULDER RASBERRY
- WOODS ROSE
- PERENNIAL BED
- WILDFLOWER REVEGETATION ZONE

GENERAL NOTES:

1. ALL TREES AND SHRUBS TO BE LOCATED BY PROJECT ARCHITECT / OWNER.
2. ALL TREES AND SHRUBS SHALL BE BACKED FILLED WITH A TOPSOIL / ORGANIC FERTILIZER MIXTURE AT A 2:1 RATIO.
3. NECESSARY TREES SHALL BE STACKED WITH 4" METAL POSTS. TREES SHALL BE GUYED WITH 12 GAUGE GALVANIZED WIRE AND POLYPROPYLENE TREE RACE STRIPS.
4. PERENNIAL PLANTING BEDS SHALL BE TILLED 6" DEPTH AND AMENDED WITH TOPSOIL AND ORGANIC FERTILIZER AT A 2:1 RATIO.
5. SEE PLANTING DETAILS FOR ALL DECIDUOUS AND EVERGREEN TREES.
6. MULCH ALL PERENNIAL BEDS WITH A PINE BARK SOIL CONDITIONER BY SOUTHWEST IMPORTERS; SHREDDED CEDAR BARK.
7. ALL PLANT MATERIAL TO MEET THE AMERICAN STANDARD FOR NURSERY STOCK.
8. LANDSCAPING SHALL BE IN ACCORDANCE WITH L.U.C. "SECTION 3-505 MAINTENANCE, REMOVAL, OR RELOCATION OF TREES".

NOXIOUS WEEDS:

1. ALL PLANTED MATERIALS INCLUDING SEEDS, SHALL BE NON NOXIOUS SPECIES AS SPECIFIED WITHIN THE SAN MIGUEL COUNTY'S MOST CURRENT NOXIOUS WEED LIST.

LANDSCAPE MAINTENANCE NOTES:

1. TURF SHALL BE AERATED 2 TO 3 TIMES PER YEAR TO INCREASE THE WATER ABSORPTION RATE. NECESSARY ORGANIC FERTILIZATION AND AMENDMENT SHALL BE INCORPORATED AT THE SAME TIME.
2. NECESSARY ORGANIC FERTILIZERS AND AMENDMENT SHALL BE ADDED TO PERENNIAL BEDS SEASONALLY ALONG WITH MULCH.
3. ALL SHRUBS IN SNOW SHED AREAS TO BE CUT BACK IN FALL TO 12"-18" IN HEIGHT.
4. IRRIGATION SYSTEM TO BE BLOWN OUT BY OCTOBER 31ST EACH FALL AND TURNED ON BY JUNE 1ST EACH SPRING.

REVEGETATION NOTES:

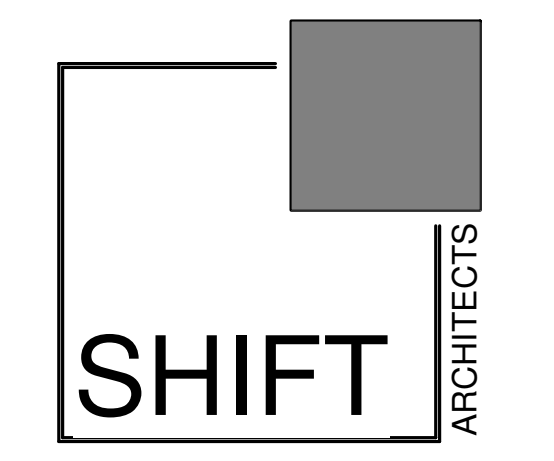
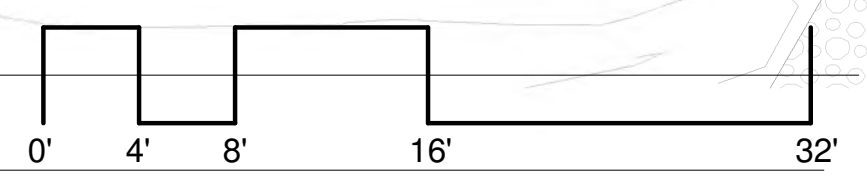
1. SUBSOIL SURFACE SHALL BE TILLED TO A 4" DEPTH ON NON FILL AREAS.
2. TOPSOIL SHALL BE SPREAD AT A MINIMUM DEPTH OF 4" OVER ALL AREAS TO BE REMITTED (EXCEPT OF SLOPES GREATER THAN 3:1) AND AMENDMENT ROTOTILLED AT A RATE OF THREE CUBIC YARDS PER THOUSAND SQUARE FEET.
3. BROADCASTING OF SEED SHALL BE DONE IMMEDIATELY AFTER TOPSOIL IS APPLIED (WITHIN 10 DAYS) TO MINIMIZE EROSION AND WEEDS.
4. AREAS WHICH HAVE BEEN COMPACTED OR RELATIVELY UNDISTURBED NEEDING SEEDING, SHALL BE SCARIFIED BEFORE BROADCASTING THE SEED.
5. BROADCASTING WITH SPECIFIED SEED MIX AND FOLLOW WITH DRY MULCHING, STRAW OR HAY SHALL BE UNIFORMLY APPLIED OVER SEEDED AREA AT A RATE OF 1.5 TONS PER ACRE FOR HAY OR 2 TONS PER ACRE FOR STRAW, CRIMP IN.
6. ON SLOPES GREATER THAN 3:1 EROSION CONTROL BLANKET SHALL BE APPLIED IN PLACE OF STRAW MULCH AND PINNED.
7. ALL UTILITY CUTS SHALL BE REVEGETATED WITHIN TWO WEEKS AFTER INSTALLATION OF UTILITIES TO PREVENT WEED INFESTATION.
8. SEED ALL AREAS LABELED NATIVE GRASS SEED WITH THE FOLLOWING MIXTURE AT A RATE OF 12 LBS. PER ACRE.

GRASS SPECIES	PURE LIVE SEED PER ACRE
WESTERN YARROW	5%
TALL FESCUE	10%
ARIZONA FESCUE	5%
HARD FESCUE	5%
CREEPING RED FESCUE	10%
ALPINE BLUEGRASS	15%
CANADA BLUEGRASS	10%
PERENNIAL RYEGRASS	15%
SLENDER WHEATGRASS	10%
MOUNTAIN BROME	15%
MOUNTAIN BROME (BROMAR)	15%

WILDFLOWER SPECIES	PURE LIVE SEED PER ACRE
INDIAN PAINTBRUSH	25%
ROCKY MOUNTAIN COLUMBINE	25%
YARROW	25%
SKY PILOT	25%

PLANTING SCHEDULE				
Type	LATIN NAME	Type Mark	SIZE	Count
COLORADO SPRUCE	PICEA PUNGENS	P1	10' (MIN.)	4
NATIVE RED-BERRIED ELDER	SAMBUCAS RACEMOSA	P2	3'	3
COLORADO DOGWOOD	CORNUS STOLONIFERA COLORADENSE	P3	5 GAL.	7
BOULDER RASBERRY	RUBAS DELICIOUS	P4	5 GAL.	6
WOODS ROSE	RUBAS DELICIOUS	P5	5 GAL.	4
Grand total: 24				

1 LANDSCAPE PLAN
1/8" = 1'-0"



P.O. Box 3206
100 W. Colorado Suite 211
Telluride, Colorado 81435
p 970-728-8145
kristine@shift-architects.com
www.shift-architects.com

DATE:
2.11.21 PRELIMINARY DRB

Revision Schedule		
Number	Date	Revision Description

BIG VANILLA

LOT ARC 163
MOUNTAIN VILLAGE, CO 81435

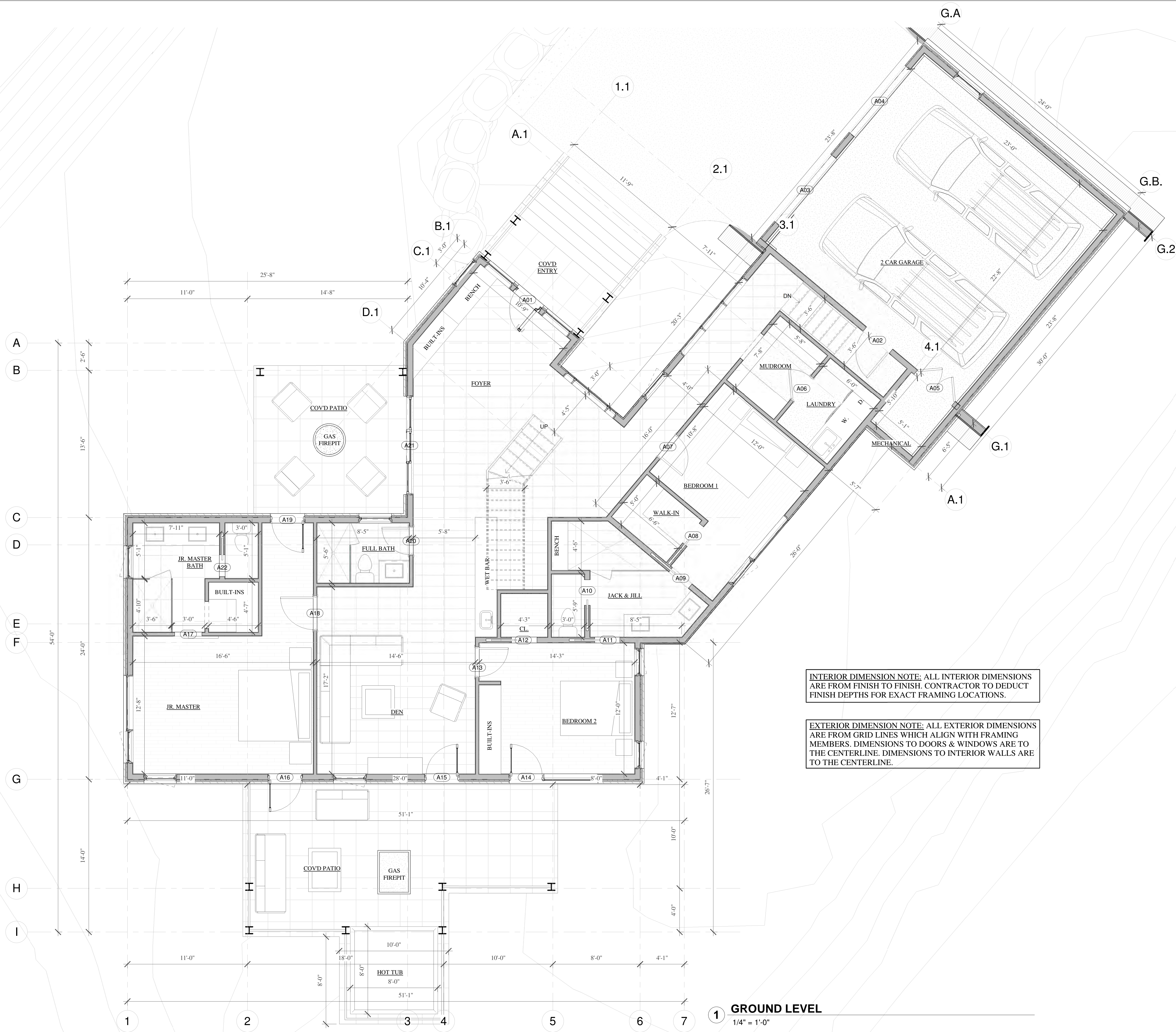
LANDSCAPE

SHEET NUMBER

A1.2

2/15/2022 6:45:18 PM

©shift architects



INTERIOR DIMENSION NOTE: ALL INTERIOR DIMENSIONS ARE FROM FINISH TO FINISH. CONTRACTOR TO DEDUCT FINISH DEPTHS FOR EXACT FRAMING LOCATIONS.

EXTERIOR DIMENSION NOTE: ALL EXTERIOR DIMENSIONS ARE FROM GRID LINES WHICH ALIGN WITH FRAMING MEMBERS. DIMENSIONS TO DOORS & WINDOWS ARE TO THE CENTERLINE. DIMENSIONS TO INTERIOR WALLS ARE TO THE CENTERLINE.

1 GROUND LEVEL
 1/4" = 1'-0"

BIG VANILLA

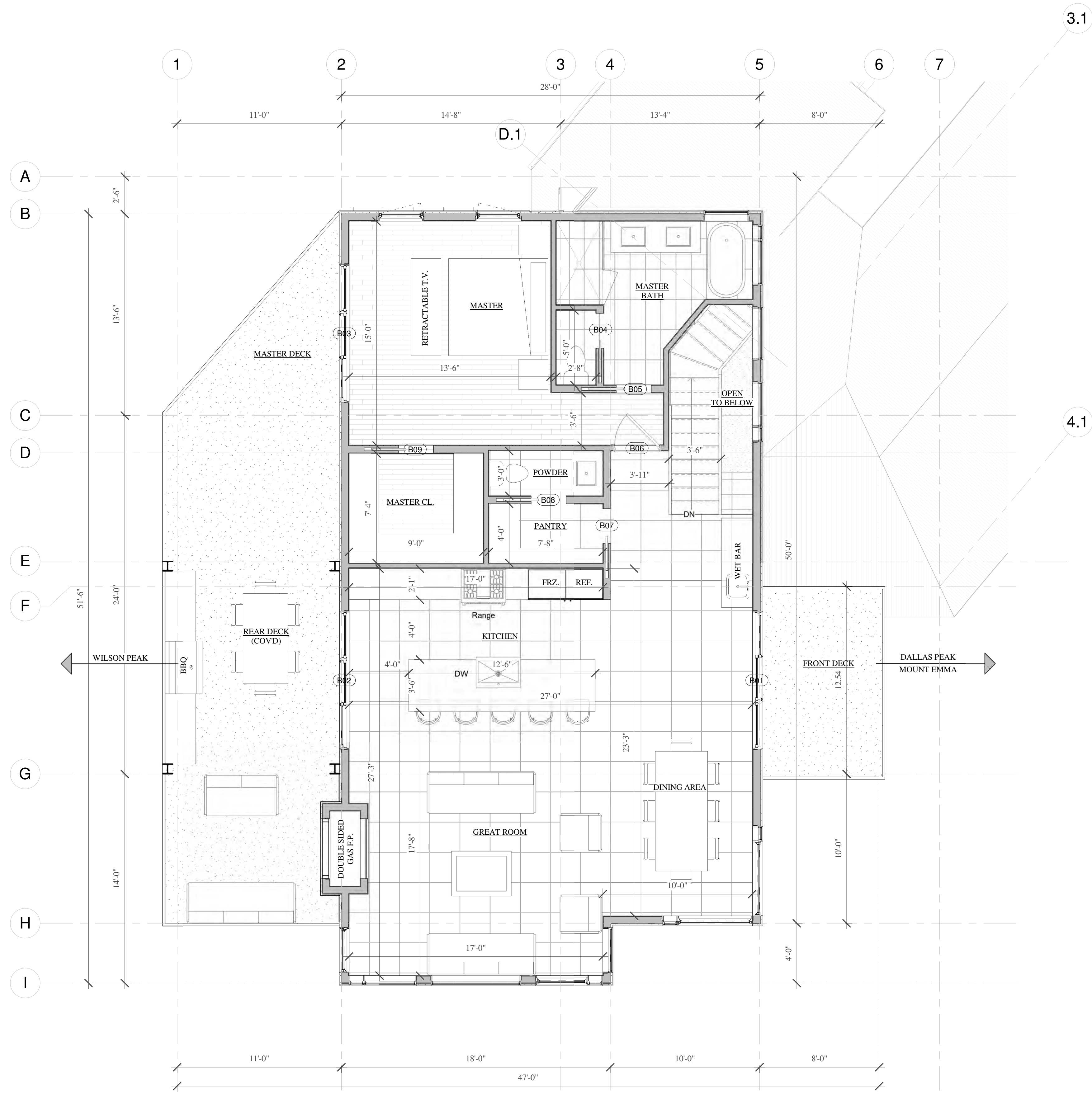
LOT ARC 163
 MOUNTAIN VILLAGE, CO 81435

PROPOSED FLOOR
 PLANS

©shift architects

SHEET NUMBER

A2.1



INTERIOR DIMENSION NOTE: ALL INTERIOR DIMENSIONS ARE FROM FINISH TO FINISH. CONTRACTOR TO DEDUCT FINISH DEPTHS FOR EXACT FRAMING LOCATIONS.

EXTERIOR DIMENSION NOTE: ALL EXTERIOR DIMENSIONS ARE FROM GRID LINES WHICH ALIGN WITH FRAMING MEMBERS. DIMENSIONS TO DOORS & WINDOWS ARE TO THE CENTERLINE. DIMENSIONS TO INTERIOR WALLS ARE TO THE CENTERLINE.

1 2ND FLOOR
 1/4" = 1'-0"

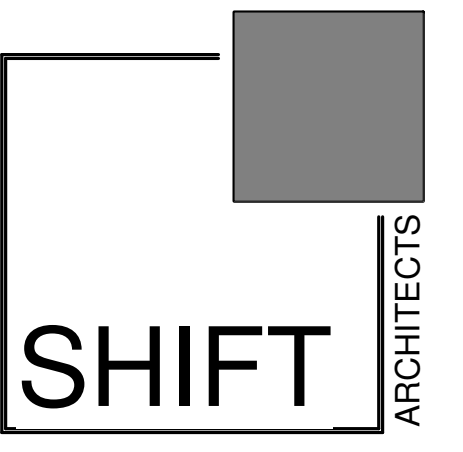
BIG VANILLA

LOT ARC 163
 MOUNTAIN VILLAGE, CO 81435

PROPOSED FLOOR PLANS

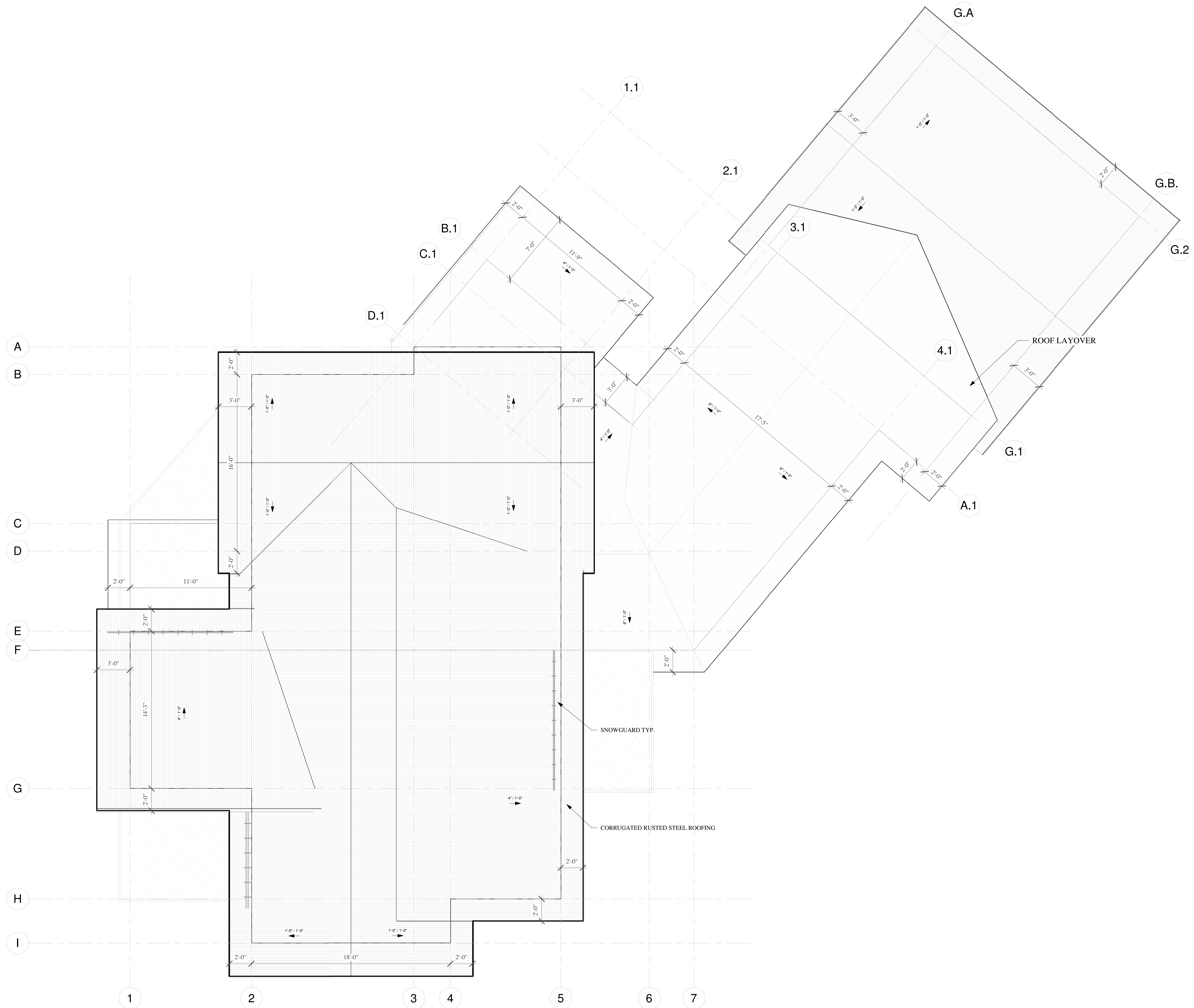
©shift architects

SHEET NUMBER



P.O. Box 3206
 100 W. Colorado Suite 211
 Telluride, Colorado 81435
 p 970-728-8145
 kristine@shift-architects.com
 www.shift-architects.com

DATE:
 2.11.21 PRELIMINARY DRB



1 ROOF PLAN
 1/4" = 1'-0"

BIG VANILLA

LOT ARC 163
 MOUNTAIN VILLAGE, CO 81435

ROOF PLAN

SHEET NUMBER

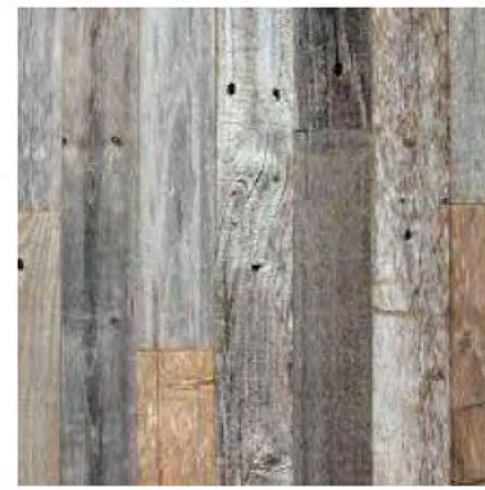
A2.3

2/15/2022 6:45:22 PM





TELLURIDE AIRPORT STONE



GRAY BARN WOOD



RUSTED STEEL FASCIA & SOFFIT

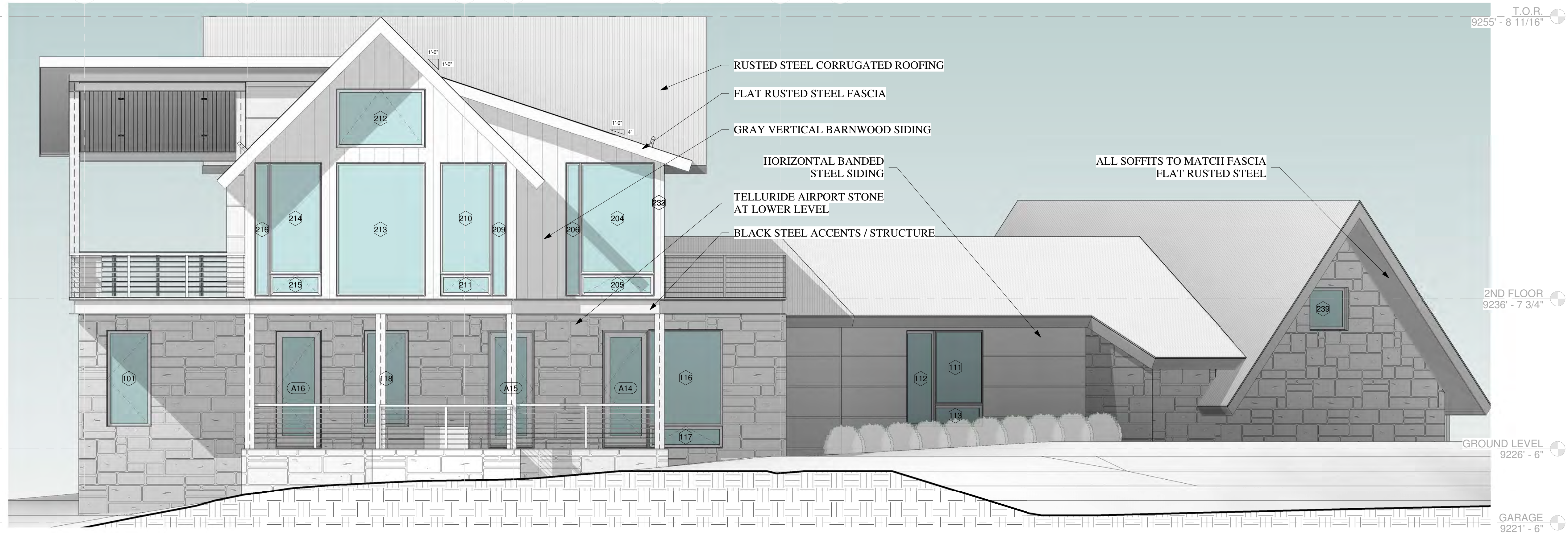
RUSTED HORIZONTAL STEEL SIDING



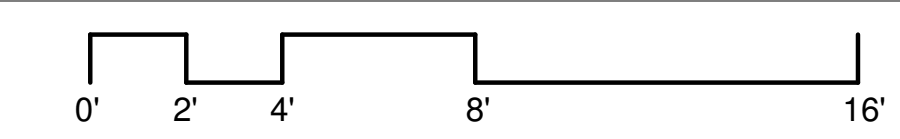
BRONZE WINDOWS



RUSTED STEEL CORRUGATED ROOFING



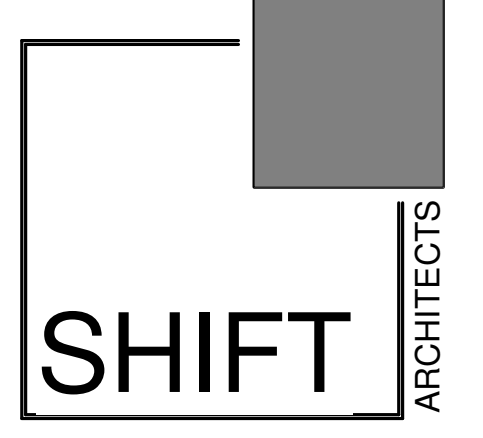
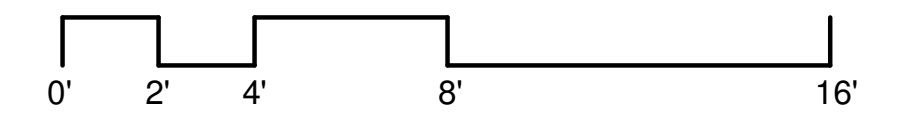
1 PROPOSED SOUTH EAST
1/4" = 1'-0"



ELEVATION	MATERIAL (S.F.)					TOTALS
	STONE	WOOD SIDING	STEEL SIDING	GLAZING	OPAQUE DOORS	
SOUTH EAST	388.66	143.56	57.03	366.28	0	955.53
SOUTH WEST	454.14	245.09	109.32	372.31	0	1,180.86
NORTH WEST	259.24	193.38	9.9	75.61	0	538.13
WEST	388.59	0	150.52	128.8	128.0	795.91
NORTH	274.28	0	24.39	89.78	24	412.45
EAST	314.81	0	170.18	63.71	0	548.7
SOUTH	51.95	0	0	0	0	51.95
NORTH EAST	92.4	280.03	0	267.31	0	639.74
TOTALS	2,224.07	862.06	521.34	1,363.8	152.00	5,123.27
PERCENTAGE	43.41%	16.83%	10.18%	26.62%	2.96%	100%



2 PROPOSED SOUTH WEST
1/4" = 1'-0"



P.O. Box 3206
100 W. Colorado Suite 211
Telluride, Colorado 81435
p 970-728-8145
kristine@shift-architects.com
www.shift-architects.com

DATE:
2.11.21 PRELIMINARY DRB

BIG VANILLA

LOT ARC 163
MOUNTAIN VILLAGE, CO 81435

PROPOSED ELEVATIONS

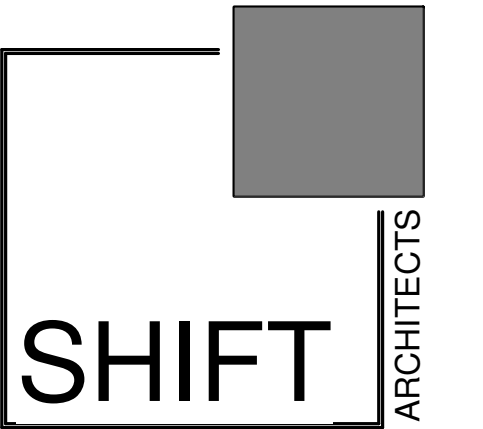
SHEET NUMBER

A3.1

2/15/2022 6:45:28 PM

©shift architects

G.2 G.1 A.1 B.1 C.1 D.1

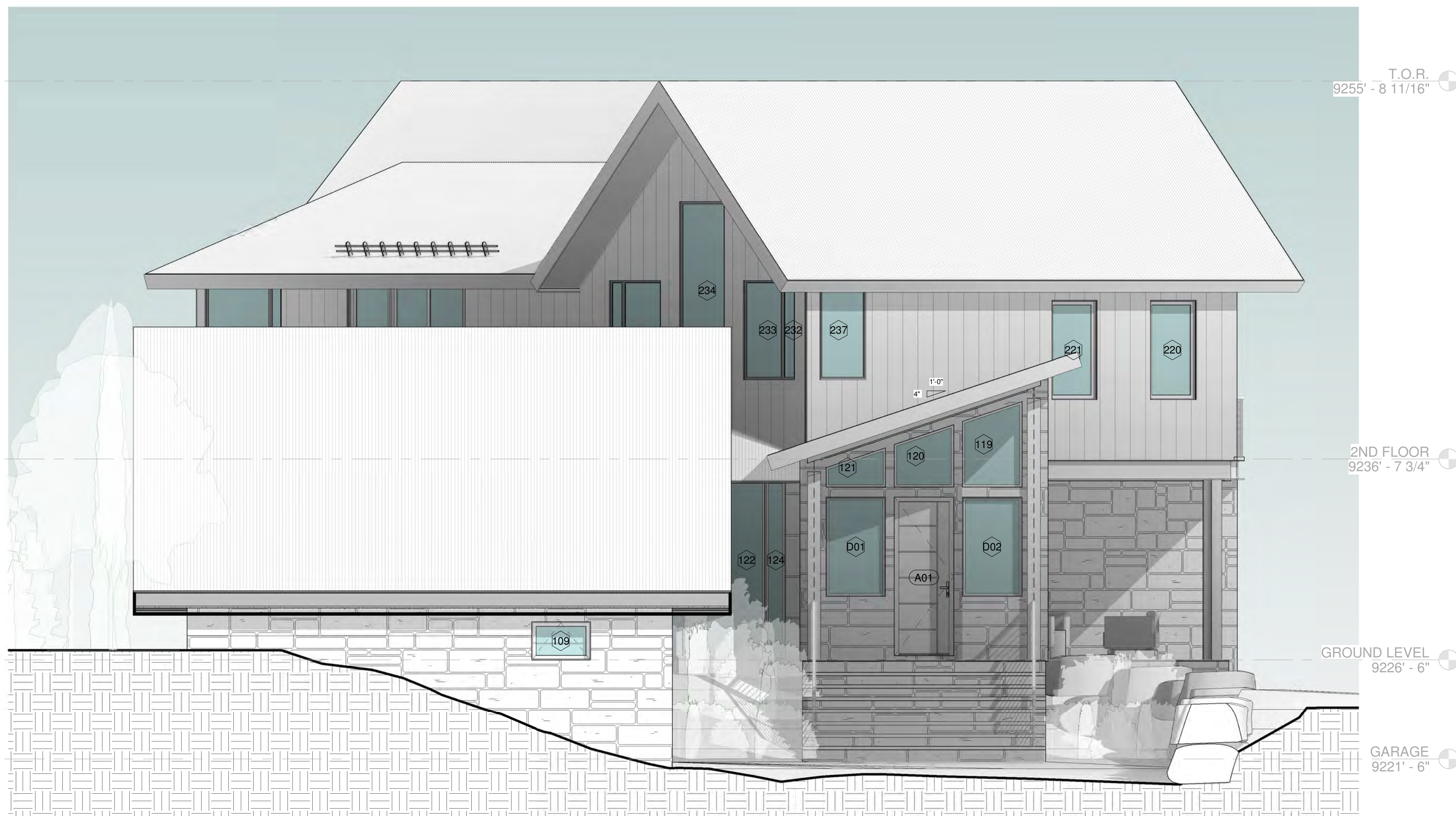


P.O. Box 3206
100 W. Colorado Suite 211
Telluride, Colorado 81435
p 970-728-8145
kristine@shift-architects.com
www.shift-architects.com

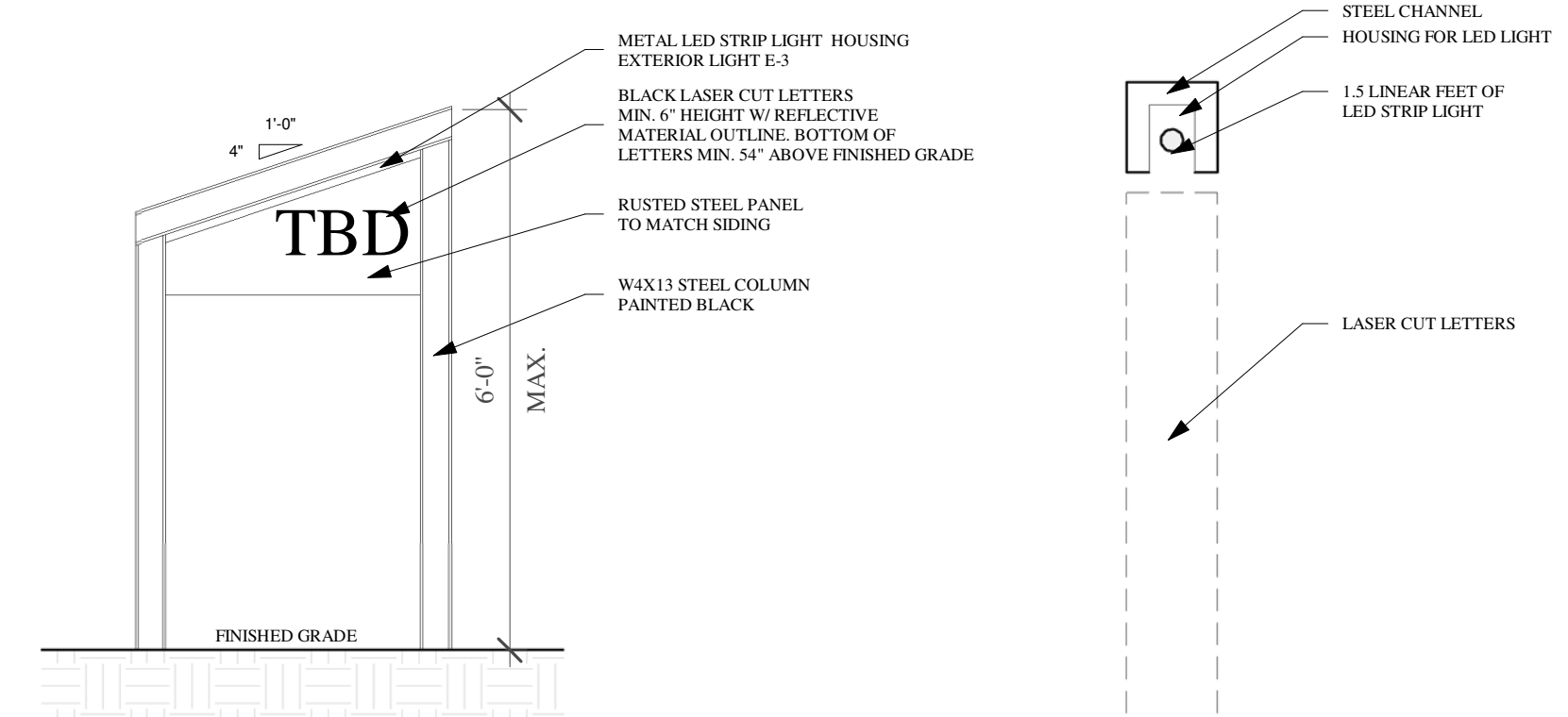
DATE:
2.11.21 PRELIMINARY DRB



1 PROPOSED WEST
1/4" = 1'-0"



2 PROPOSED NORTH
1/4" = 1'-0"



3 ADDRESS MOUNMENT
1/2" = 1'-0"

4 RECESSED LED MONMENT LIGHT DETAIL
6" = 1'-0"

BIG VANILLA

LOT ARC 163
MOUNTAIN VILLAGE, CO 81435

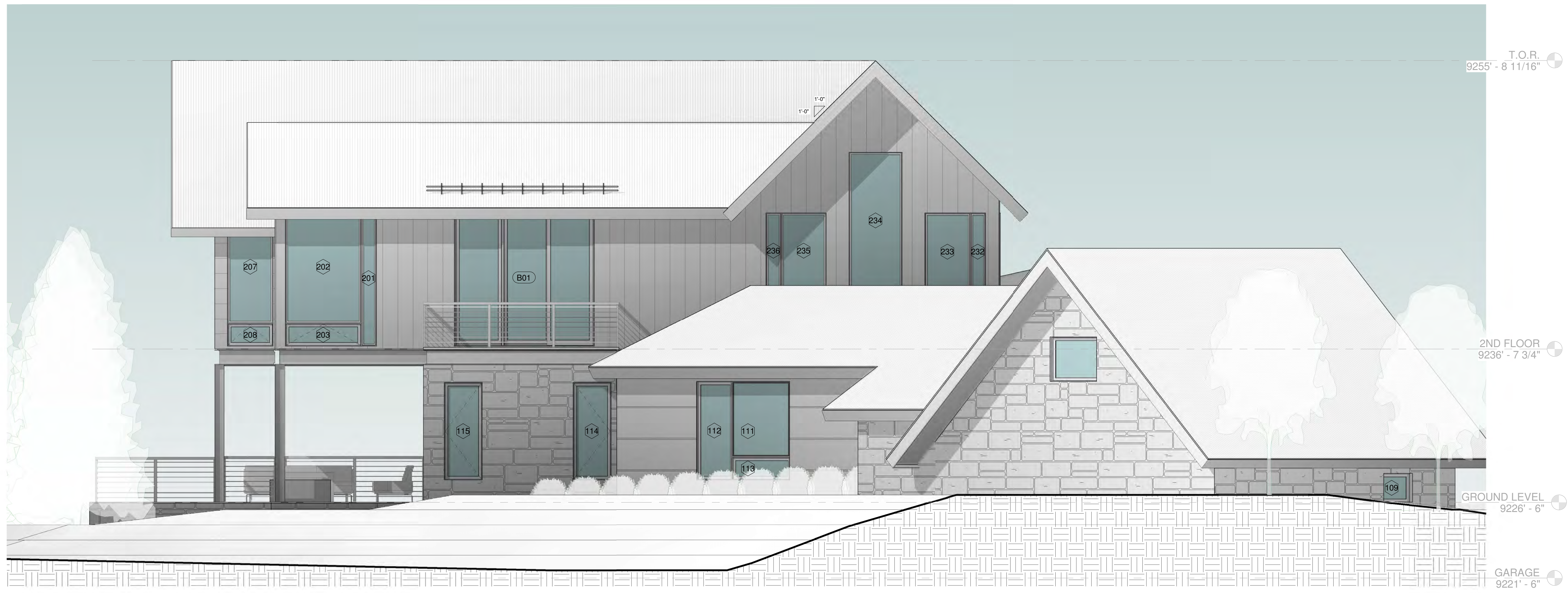
PROPOSED
ELEVATIONS

SHEET NUMBER

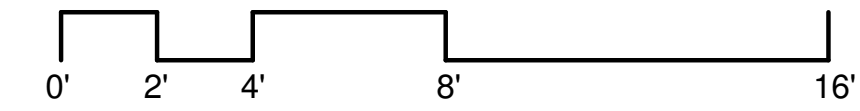
A3.2

2/15/2022 6:45:41 PM

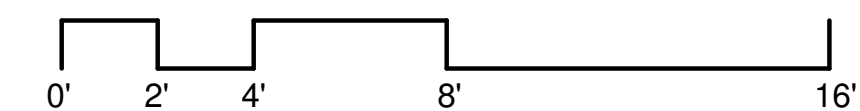
©shift architects



1 PROPOSED NORTH EAST
 1/4" = 1'-0"



2 PROPOSED EAST
 1/4" = 1'-0"



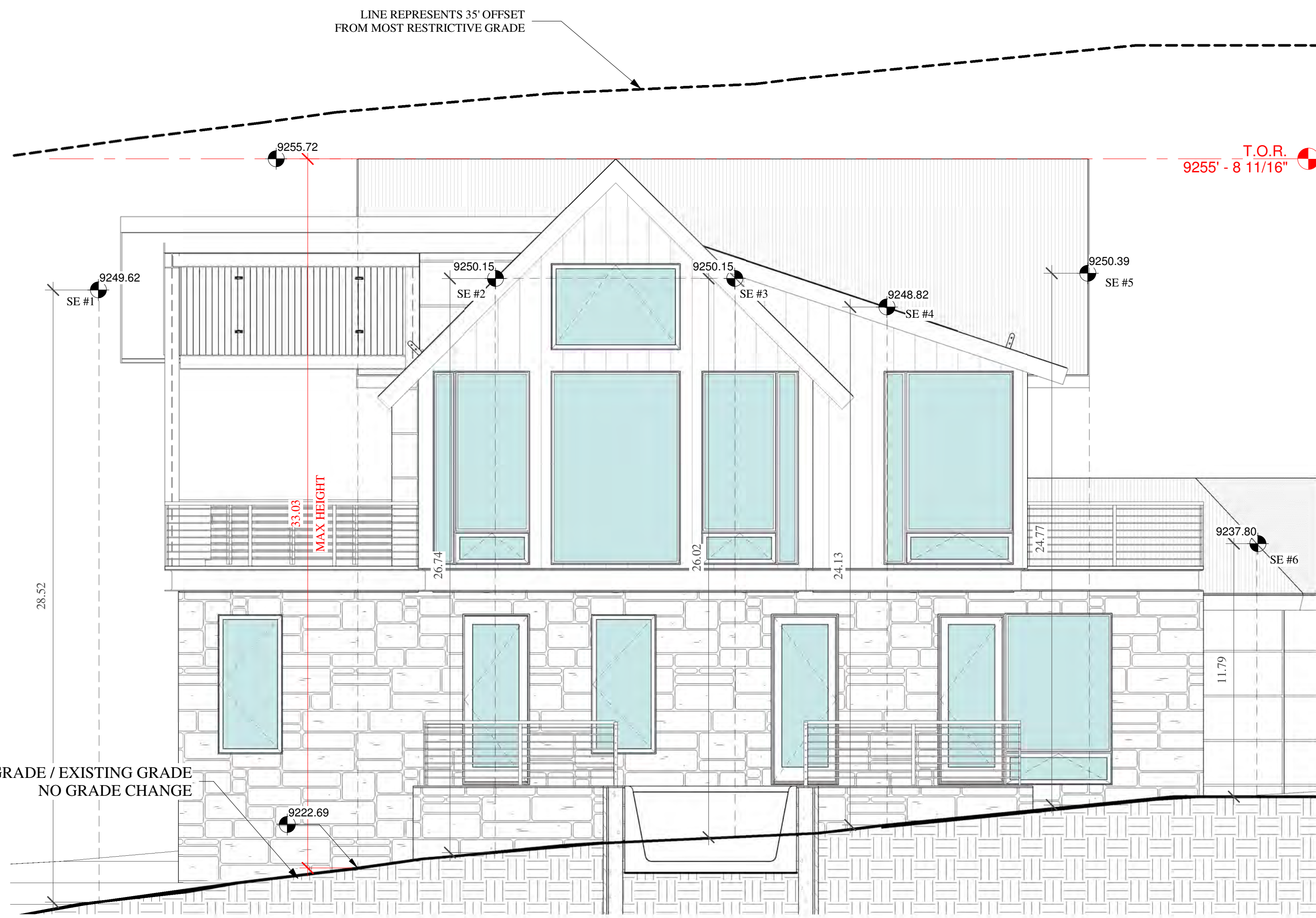
BIG VANILLA

LOT ARC 163
 MOUNTAIN VILLAGE, CO 81435

PROPOSED
 ELEVATIONS

SHEET NUMBER

A3.3



1 SOUTH EAST HEIGHT CALCS
1/4" = 1'-0"



2 NORTH WEST HEIGHT CALCS
1/4" = 1'-0"

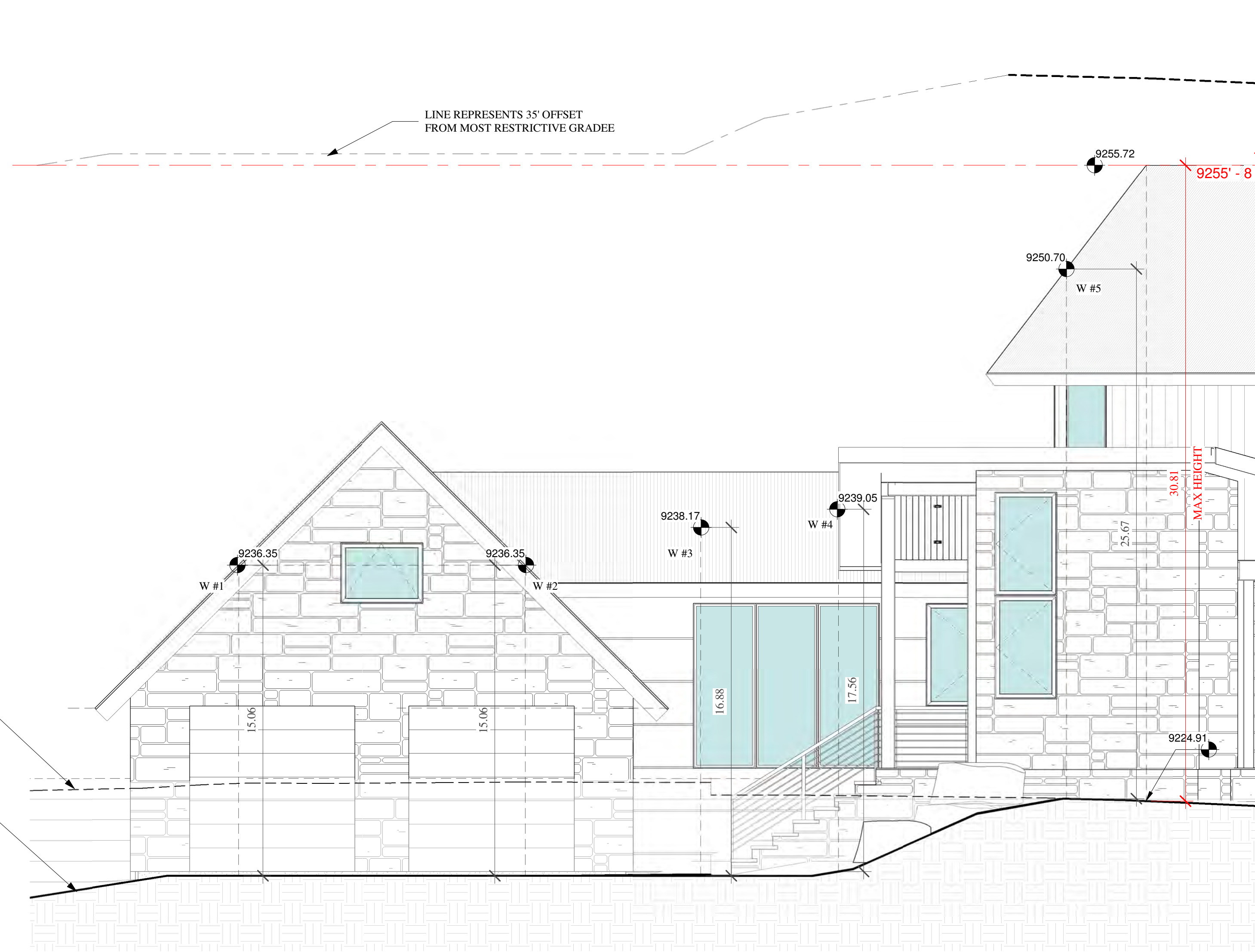


3 SOUTH WEST HEIGHT CALCS
1/4" = 1'-0"

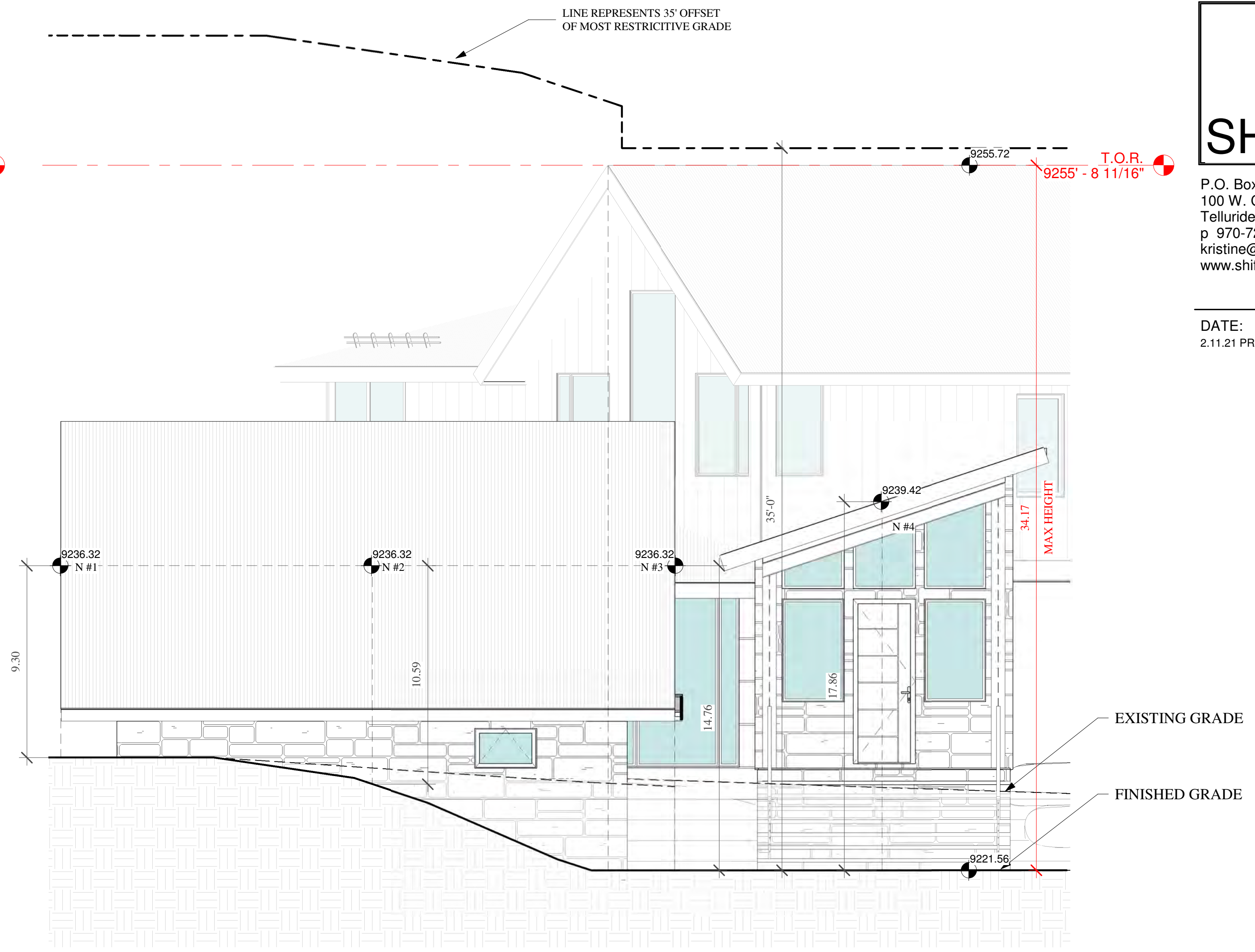
AVERAGE HEIGHT CALCULATION

POINT	HEIGHT
SE #1	28.52
SE #2	26.74
SE #3	26.02
SE #4	24.13
SE #5	24.77
SE #6	11.79
SOUTH EAST AVG.	23.66'
SW #1	27.68
SW #2	27.97
SW #3	27.40
SW #4	27.48
SW #5	28.67
SW #6	29.21
SOUTH WEST AVG.	28.06
NW #1	28.70
NW #2	27.55
NW #3	25.61
NW #4	26.43
NW #5	26.41
NORTH WEST AVG.	26.94
W #1	15.06
W #2	15.06
W #3	16.88
W #4	17.56
W #5	25.67
WEST AVG.	18.05
N #1	9.30
N #2	10.59
N #3	14.76
N #4	17.86
NORTH AVG.	13.13
E #1	23.90
E #2	11.02
E #3	10.80
E #4	9.40
E #5	8.96
E #6	8.96
EAST AVG.	12.17
TOTAL AVG.	20.33
AS PER SEC 17.3.11	

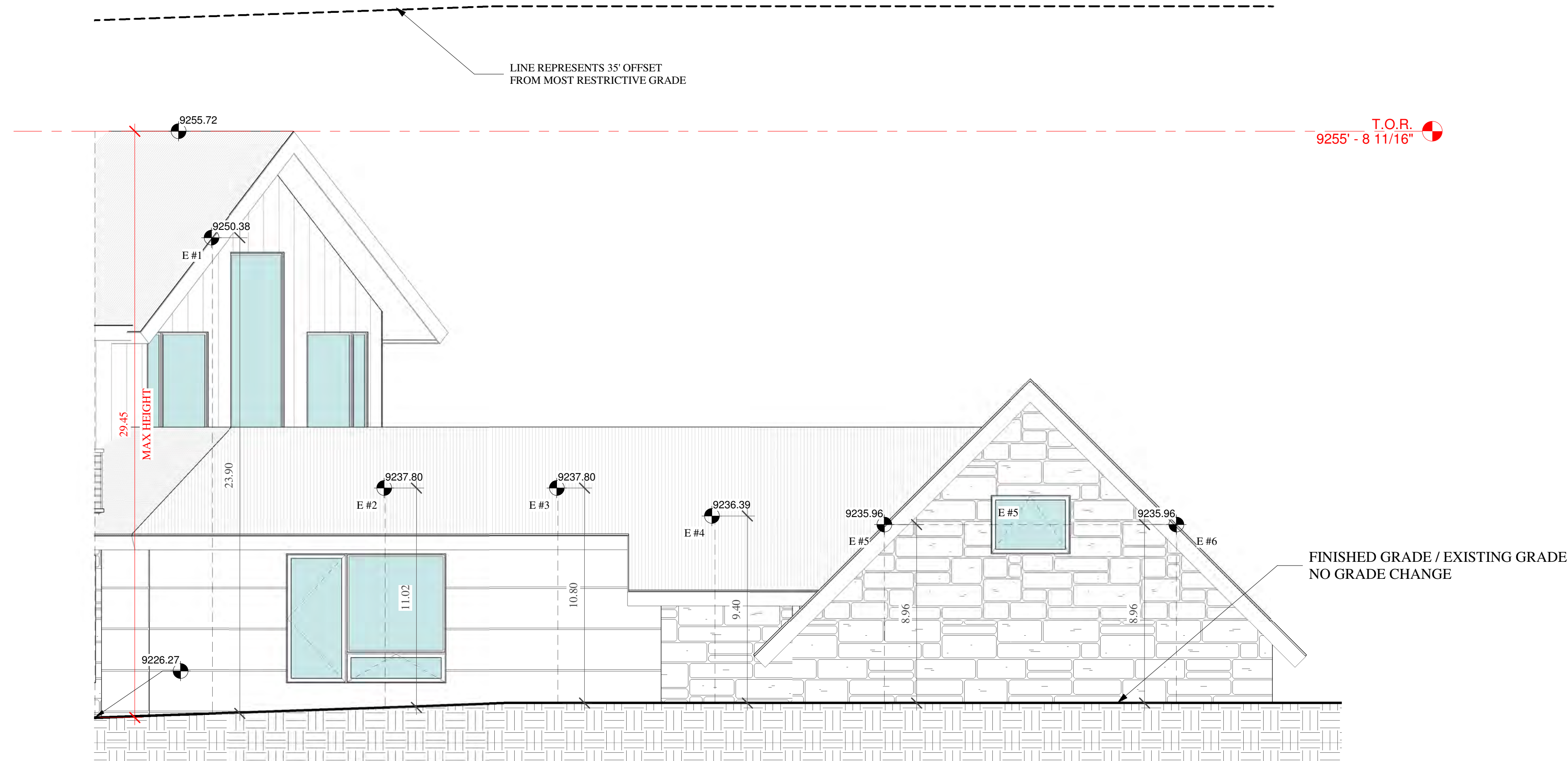
MAX HEIGHT	
ELEVATION	HEIGHT
SOUTH EAST	33.03'
NORTH WEST	34.03'
SOUTH WEST	35.00'
WEST	30.81'
NORTH	34.17'
EAST	29.45'



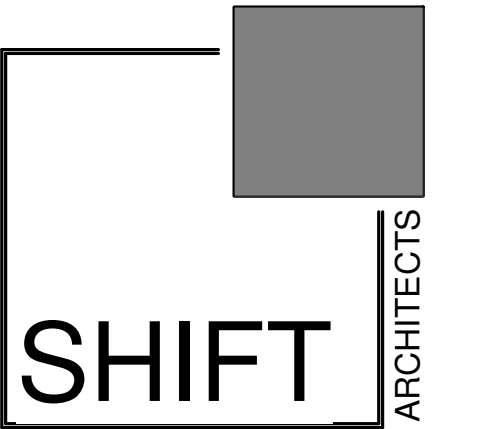
1 WEST HEIGHT CALCS
1/4" = 1'-0"



2 NORTH HEIGHT CALCS
1/4" = 1'-0"

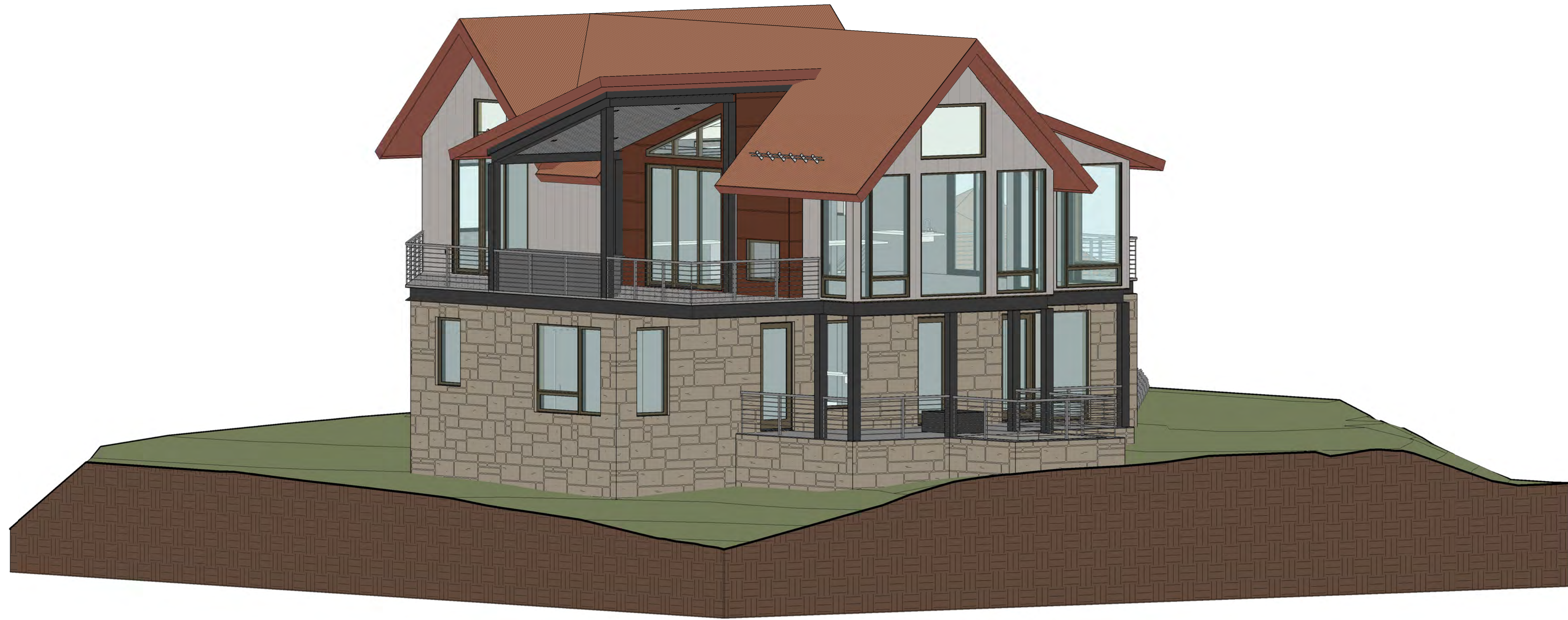


3 EAST HEIGHT CALCS
1/4" = 1'-0"



P.O. Box 3206
100 W. Colorado Suite 211
Telluride, Colorado 81435
p 970-728-8145
kristine@shift-architects.com
www.shift-architects.com

DATE:
2.11.21 PRELIMINARY DRB



1 NE PERSPECTIVE



2 NW PERSPECTIVE

BIG VANILLA

LOT ARC 163
MOUNTAIN VILLAGE, CO 81435

PERSPECTIVES



SHEET NUMBER

A6.1

2/15/2022 6:45:57 PM



① SE PERSPECTIVE



② SW PERSPECTIVE

BIG VANILLA

LOT ARC 163
 MOUNTAIN VILLAGE, CO 81435

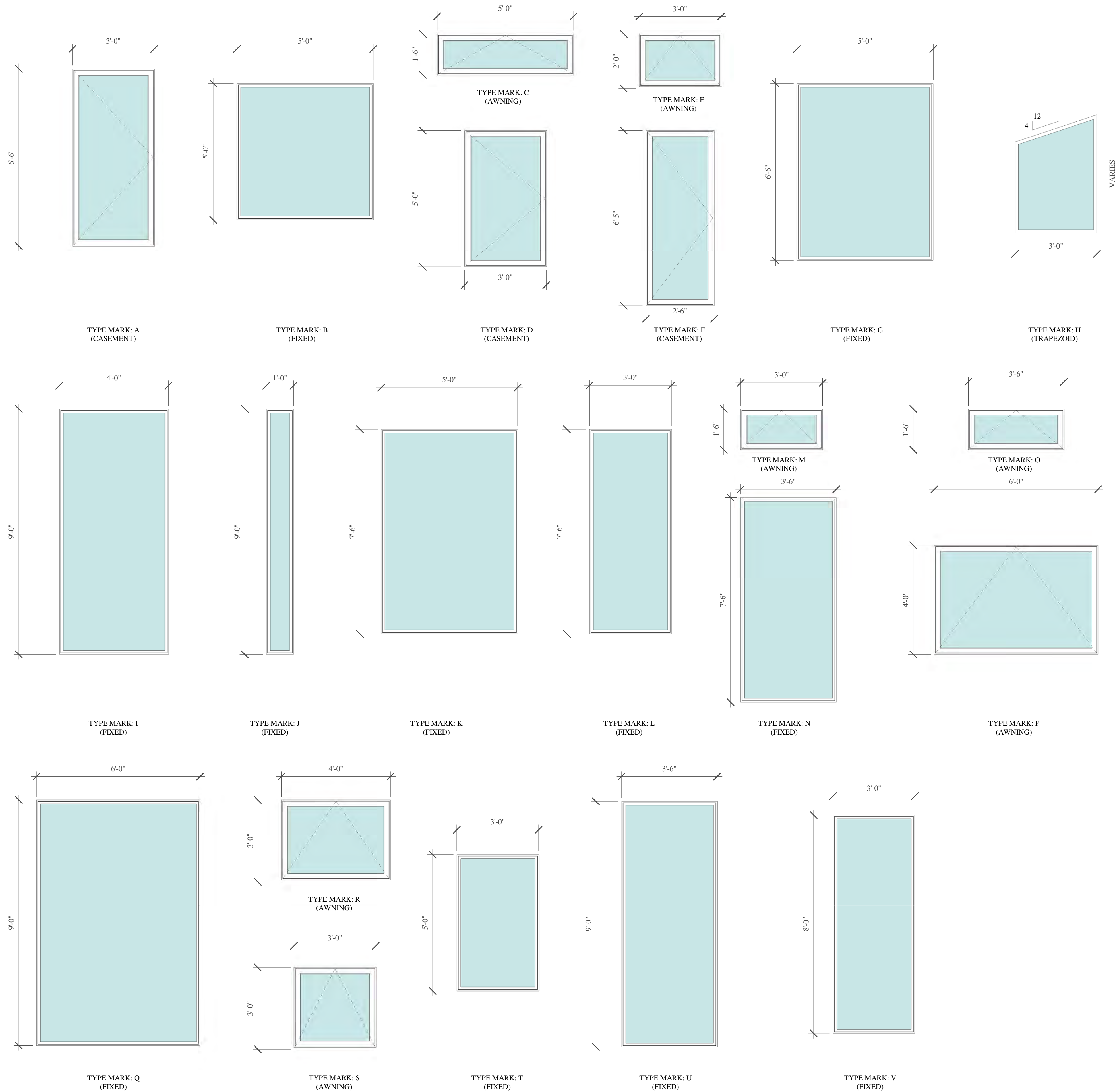
PERSPECTIVES

©shift architects

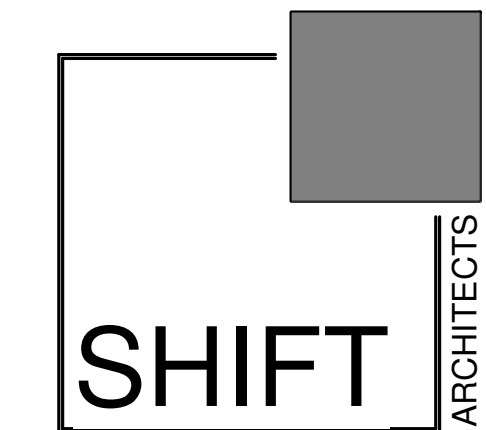
SHEET NUMBER

A6.2

WINDOW SCHEDULE				
Family	Type	Mark	Type Mark	Comments
CASEMENT	3-0 X 6-6	101	A	
CASEMENT	3-0 X 6-6	102	A	
FIXED	5-0 X 5-0	103	B	
AWNING	5-0 X 1-6	104	C	
CASEMENT	3-0 X 5-0	105	D	
AWNING	3-0 X 2-0	106	E	
CASEMENT	3-0 X 5-0	107	D	
AWNING	3-0 X 2-0	109	E	
FIXED	5-0 X 5-0	111	B	
CASEMENT	3-0 X 6-6	112	A	
AWNING	5-0 X 1-6	113	C	
CASEMENT	2-6 X 6-6	114	F	
CASEMENT	2-6 X 6-6	115	F	
FIXED	5-0 X 6-6	116	G	
AWNING	5-0 X 1-6	117	C	
CASEMENT	3-0 X 6-6	118	A	
FIXED TRAPEZOID	3-0 X 4-4 (4 PITCH)	119	H	
FIXED TRAPEZOID	3-0 X 3-2 (4 PITCH)	120	H	
FIXED TRAPEZOID	3-0 X 2-0 (4 PITCH)	121	H	
FIXED	4-0 X 9-0	122	I	
FIXED	1-0 X 9-0	123	J	
FIXED	1-0 X 9-0	124	J	
FIXED	1-0 X 9-0	201	J	
FIXED	5-0 X 7-6	202	K	
AWNING	5-0 X 1-6	203	C	
FIXED	5-0 X 7-6	204	K	
AWNING	5-0 X 1-6	205	C	
FIXED	1-0 X 9-0	206	J	
FIXED	3-0 X 7-6	207	L	
AWNING	3-0 X 1-6	208	M	
FIXED	1-0 X 9-0	209	J	
FIXED	3-6 X 7-6	210	N	
AWNING	3-6 X 1-6	211	O	
AWNING	6-0 X 4-0	212	P	
FIXED	6-0 X 9-0	213	Q	
FIXED	3-6 X 7-6	214	N	
AWNING	3-6 X 1-6	215	O	
FIXED	1-0 X 9-0	216	J	
FIXED	3-0 X 7-6	217	L	
AWNING	3-0 X 1-6	218	M	
AWNING	4-0 X 3-0	219	R	
CASEMENT	3-0 X 5-0	220	D	
CASEMENT	3-0 X 5-0	221	D	
FIXED	1-0 X 5-0	232	S	
FIXED	3-0 X 5-0	233	T	
FIXED	3-6 X 9-0	234	U	
FIXED	3-0 X 5-0	235	T	
FIXED	1-0 X 5-0	236	S	
FIXED	3-0 X 5-0	237	T	
AWNING	4-0 X 3-0	238	R	
AWNING	4-0 X 3-0	239	R	
FIXED	3-0 X 8-0	240	V	
FIXED	3-0 X 8-0	241	V	
FIXED	3-0 X 8-0	242	V	
CASEMENT	3-0 X 5-0	243	D	
CASEMENT	3-0 X 5-0	244	D	
FIXED	3-0 X 5-0	D01	T	
FIXED	3-0 X 5-0	D02	T	



- WINDOW NOTES:**
1. WINDOW INSTALLATION: INSTALL WINDOWS IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 2. SEE ELEVATIONS FOR WINDOW MULLION PATTERN.
 3. WINDOW HARDWARE TO BE BRUSHED NICKEL OR BRUSHED STEEL.
 4. VERIFY ROUGH OPENINGS WITH MANUFACTURER PRIOR TO FRAMING.
 5. WINDOW MANUFACTURER TO VERIFY WINDOW SWINGS.
 6. WINDOW MANUFACTURER TO PROVIDE SHOP DRAWINGS.
 7. PROVIDE SCREENS FOR ALL OPERABLE WINDOWS.



P.O. Box 3206
 100 W. Colorado Suite 211
 Telluride, Colorado 81435
 p 970-728-8145
 kristine@shift-architects.com
 www.shift-architects.com

DATE:
 2.11.21 PRELIMINARY DRB

BIG VANILLA

LOT ARC-163
 MOUNTAIN VILLAGE, CO 81435

WINDOW SCHEDULE

SHEET NUMBER



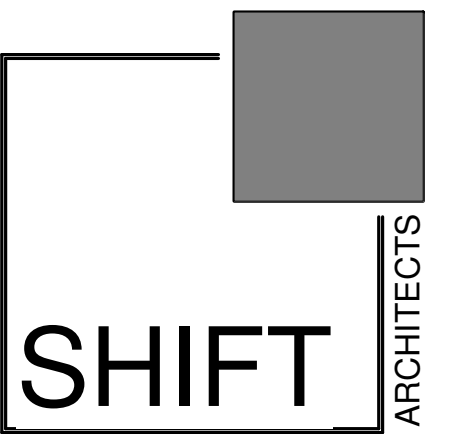
2/15/2022 6:46:00 PM

A8.1

DOOR SCHEDULE						
Family	Mark	Type	Width	Height	Hardware	Note
ENTRY DOOR	A01	3-0 X 8-0	3' - 0"	8' - 0"		
SINGLE FLUSH	A02	3-0 X 7-0	3' - 0"	7' - 0"		
OVERHEAD GARAGE DOOR	A03	8-0 X 8-0	8' - 0"	8' - 0"		
OVERHEAD GARAGE DOOR	A04	8-0 X 8-0	8' - 0"	8' - 0"		
Door-Double-Flush_Panel	A05	4-6 X 7-0	4' - 6"	7' - 0"		
SINGLE FLUSH	A06	2-8 X 7-0	2' - 8"	7' - 0"		
SINGLE FLUSH	A07	2-6 X 6-8	2' - 6"	6' - 8"		
Single-Pocket-Panel	A08	2-4 X 7-0	2' - 4"	7' - 0"		
Single-Pocket-Panel	A09	2-6 X 7-0	2' - 4"	7' - 0"		
Single-Pocket-Panel	A10	2-4 X 7-0	2' - 4"	7' - 0"		
Single-Pocket-Panel	A11	2-6 X 7-0	2' - 4"	7' - 0"		
Single-Pocket-Panel	A12	2-6 X 7-0	2' - 4"	7' - 0"		
SINGLE FLUSH	A13	2-8 X 7-0	2' - 8"	7' - 0"		
SINGLE GLASS INSWING	A14	3-0 X 8-0	3' - 1 7/16"	7' - 11 1/2"		
SINGLE GLASS INSWING	A15	3-0 X 8-0	3' - 1 7/16"	7' - 11 1/2"		
SINGLE GLASS OUTSWING	A16	3-0 X 8-0	3' - 1 7/16"	7' - 11 1/2"		
Barn Door	A17	2-6 X 7-0	2' - 6"	7' - 0"		
SINGLE FLUSH	A18	3-0 X 7-0	3' - 0"	7' - 0"		
SINGLE GLASS INSWING	A19	3-0 X 8-0	3' - 1 7/16"	7' - 11 1/2"		
SINGLE FLUSH	A20	2-6 X 6-8	2' - 6"	6' - 8"		
THREE PANEL SLIDING	A21	9-0 X 8-0	9' - 0"	7' - 11"		
Single-Pocket-Panel	A22	2-0 X 7-0	2' - 0"	7' - 0"		
THREE PANEL SLIDING	B01	9-0 X 9-0	9' - 2 3/4"	8' - 11 1/2"		
THREE PANEL SLIDING	B02	9-0 X 9-0	9' - 2 3/4"	8' - 11 1/2"		
THREE PANEL SLIDING	B03	9-0 X 9-0	9' - 2 3/4"	8' - 11 1/2"		
Single-Pocket-Panel	B04	2-4 X 7-0	2' - 4"	7' - 0"		
Single-Pocket-Panel	B05	2-6 X 7-0	2' - 4"	7' - 0"		
SINGLE FLUSH	B06	3-0 X 7-0	3' - 0"	7' - 0"		
Single-Pocket-Panel	B07	2-6 X 7-0	2' - 4"	7' - 0"		
Single-Pocket-Panel	B08	2-6 X 7-0	2' - 4"	7' - 0"		
Single-Pocket-Panel	B09	2-6 X 7-0	2' - 4"	7' - 0"		

DOOR NOTES:

1. NEW EXTERIOR DOORS TO BE 2/3 LITE PER GS#34.
2. DOOR INSTALLATION: INSTALL DOORS IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.
3. SEE ELEVATIONS FOR DOOR MULLION PATTERN.
4. DOOR HARDWARE TO BE BRUSHED NICKEL OR BRUSHED STEEL.
5. DOOR & WINDOW MANUFACTURER: LOEWEN OR EQUAL
6. VERIFY ROUGH OPENINGS WITH MANUFACTURER PRIOR TO FRAMING.



P.O. Box 3206
 100 W. Colorado Suite 211
 Telluride, Colorado 81435
 p 970-728-8145
 kristine@shift-architects.com
 www.shift-architects.com

DATE:
 2.11.21 PRELIMINARY DRB

BIG VANILLA

LOT ARC 163
 MOUNTAIN VILLAGE, CO 81435

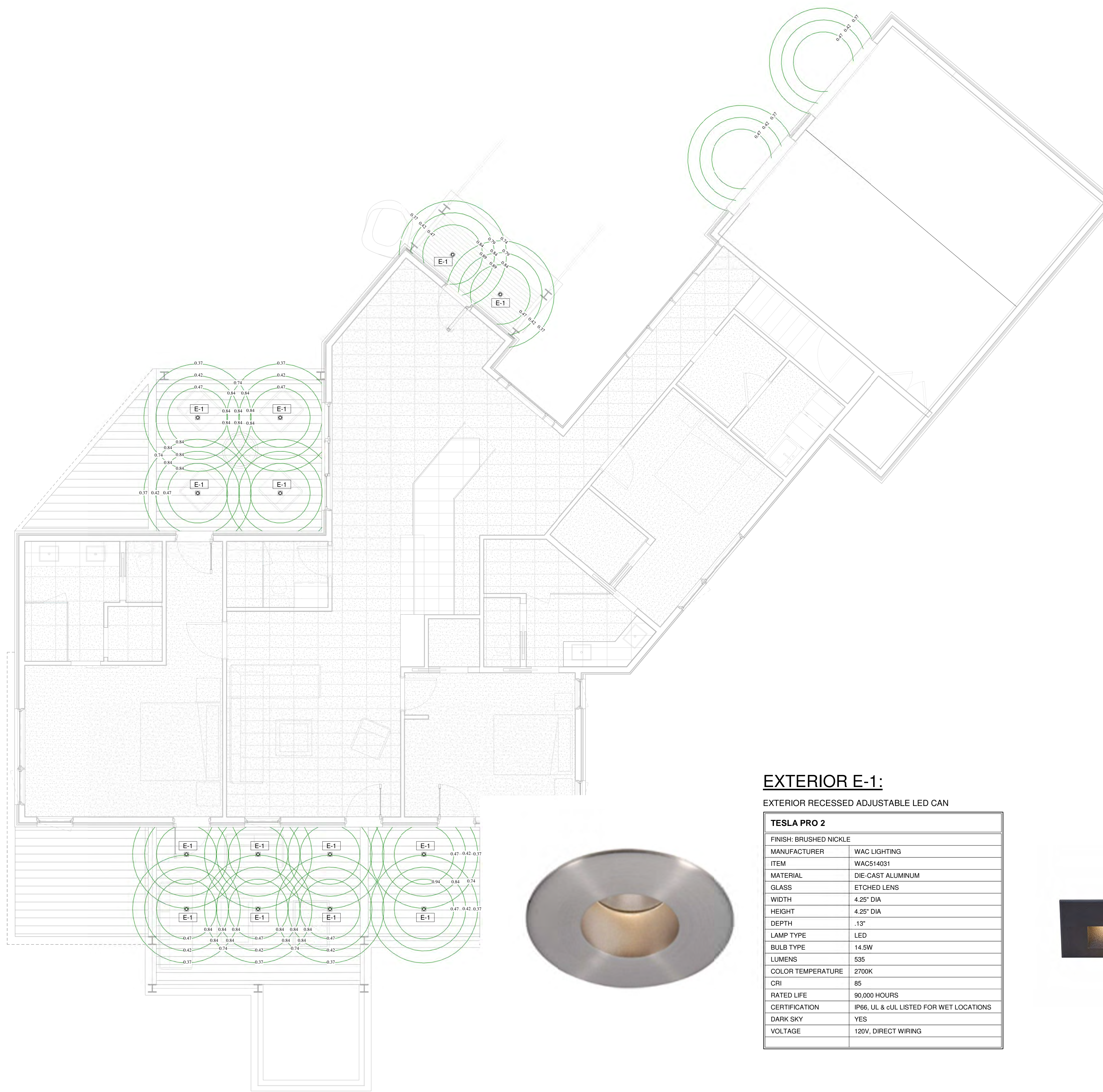
DOOR SCHEDULE

SHEET NUMBER

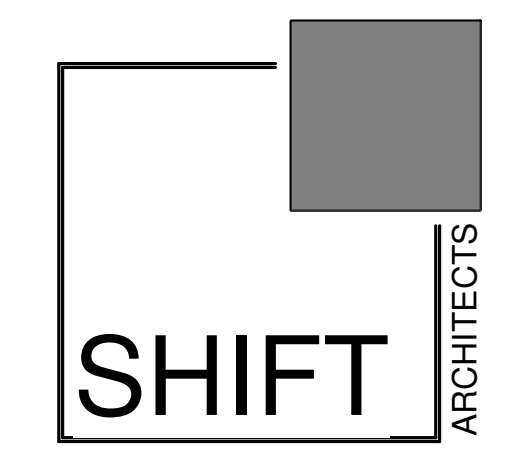


A8.2

2/15/2022 6:46:01 PM



- LIGHTING NOTES:**
1. FIELD VERIFY ALL LIGHTING LOCATIONS.
 2. TYPICAL LIGHTING LOCATION AT STAIRS:
(1 EA) PER LANDING
(2 EA) PER RUN
 3. CONTRACTOR SHALL TAKE CARE IN PLANNING ROUGH FRAMING LAYOUT AS IT RELATES TO THE NEED TO CENTER FIXTURES IN HALLWAYS, RECESSES AND OTHER AREAS WHERE RELATIONSHIPS DON'T OFFER ANY LATITUDE OR FIELD ADJUSTMENTS.
 4. ALL RECESSED FIXTURES AT INSULATED CEILINGS TO BE IC RATED AND CERTIFIED AIR TIGHT CONSTRUCTION. ALL EXTERIOR FIXTURES, SHOWER FIXTURES AND FIXTURES OVER TUBS TO BE MARKED "SUITABLE FOR DAMP LOCATIONS".
 5. LIGHTING SHALL BE IN ACCORDANCE WITH TOWN OF MOUNTAIN VILLAGE COMMUNITY DEVELOPMENT CODE 17.5.12 LIGHTING REGULATIONS
 6. PROVIDE FULL CUT OFF FIXTURES WITH LED 10W 2500K-2700K BULBS PER CDC REQUIREMENTS.
 7. MOUNT FIXTURES AT 7'-0" AFF MAX PER CDC REQUIREMENTS.
 8. EXTERIOR LIGHTING ON SECOND AND UPPER FLOORS SHALL REQUIRE EITHER A TIMER OR SENSOR TO REDUCE USAGE AND ENERGY LOSS DURING TIMES OF INACTIVITY.



P.O. Box 3206
100 W. Colorado Suite 211
Telluride, Colorado 81435
p 970-728-8145
kristine@shift-architects.com
www.shift-architects.com

DATE:
2.11.21 PRELIMINARY DRB

Revision Schedule		
Number	Date	Revision Description

EXTERIOR E-3:

LED STRIP LIGHTING	
MEGALUX HD	
FINISH: WARM WHITE	
MANUFACTURER	RIBON STAR
ITEM	RL-DX-MGL-WW-10
MATERIAL	TAPE
GLASS	N/A
LENGTH	1.5'
LAMP TYPE	LED
LUMENS	1317 / FT
COLOR TEMPERATURE	3000K
RATED LIFE	50,000 HRS
CERTIFICATION	CE, RoHS, ETL LISTED
DARK SKY	YES
VOLTAGE	24 VDC

EXTERIOR E-1:

EXTERIOR RECESSED ADJUSTABLE LED CAN

TESLA PRO 2	
FINISH: BRUSHED NICKLE	
MANUFACTURER	WAC LIGHTING
ITEM	WACS14031
MATERIAL	DIE-CAST ALUMINUM
GLASS	ETCHED LENS
WIDTH	4.25" DIA
HEIGHT	4.25" DIA
DEPTH	.13"
LAMP TYPE	LED
BULB TYPE	14.5W
LUMENS	535
COLOR TEMPERATURE	2700K
CRI	85
RATED LIFE	90,000 HOURS
CERTIFICATION	IP66, UL & cUL LISTED FOR WET LOCATIONS
DARK SKY	YES
VOLTAGE	120V, DIRECT WIRING



EXTERIOR E-2:

EXTERIOR STEP AND WALL LIGHT

WL-LED 100	
FINISH: BLACK	
MANUFACTURER	WAC LIGHTING
ITEM	WL-LED100-C-BK
MATERIAL	DIE-CAST ALUMINUM
GLASS	ETCHED LENS
WIDTH	5"
HEIGHT	3"
DEPTH	.13"
LAMP TYPE	LED
BULB TYPE	3.9W
LUMENS	31
COLOR TEMPERATURE	3000K
CRI	83
RATED LIFE	40,000 HOURS
CERTIFICATION	IP66, UL & cUL LISTED FOR WET LOCATIONS
DARK SKY	YES
VOLTAGE	120V, DIRECT WIRING



BK- Black Finish



DEVELOPMENT REFERRAL FORM

Planning & Development Services
Planning Division
455 Mountain Village Blvd. Ste. A
Mountain Village, CO 81435
(970) 728-1392

Referral Agency Comments

Lot AR161-C1, 101 Lawson

Pt.:

I agree with the engineer this property will need to work with Public Works to determine the best options for the water and sewer. I don't expect that there is an existing water or sewer tap. I did not see an irrigation plan. Maybe they don't need one? Otherwise looks like a nice project.

Finn



AGENDA ITEM 8
PLANNING & DEVELOPMENT SERVICE
PLANNING DIVISION
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

TO: Mountain Village Design Review Board

FROM: Amy Ward, Senior Planner

FOR: Design Review Board Public Hearing; March 3, 2022 - continued from the February 3, 2022 regular DRB meeting

DATE: February 22, 2022

RE: Staff Memo – Initial Architecture and Site Review -2(IASR) Lot 600BR-11R, 22 Trails Edge Lane

APPLICATION OVERVIEW: New Single-Family Home on Lot 600BR-11R

PROJECT GEOGRAPHY

Legal Description: LOT 600BR-11-R, TRAIL'S EDGE AT DOUBLE CABINS, ACCORDING TO THE PLAT RECORDED NOVEMBER 11, 2004 IN PLAT BOOK 1 AT PAGE 3385 AND ACCORDING TO THE LOT LINE ADJUSTMENTS FOR LOTS 600BR-9 & 600BR-11, TRAIL'S EDGE AT DOUBLE CABINS RECORDED JULY 25, 2014 IN PLAT BOOK 1 AT PAGE 4659, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

Address: 22 Trail's Edge Lane

Applicant/Agent: Jack Wesson, Jack Wesson Architects Inc.

Owner: Trey and Tina Mosbach Revocable Trust

Zoning: Single Family

Existing Use: Vacant

Proposed Use: Single Family

Lot Size: .34 acres

Adjacent Land Uses:

- **North:** Single Family
- **South:** Single Family
- **East:** Open Space
- **West:** Single Family



Figure 1: Vicinity Map

ATTACHMENTS

Exhibit A: Architectural Plan Set

Exhibit B: Staff/Public Comm

Case Summary: Jack Wesson of Jack Wesson Architects is requesting Design Review Board (DRB) approval of an Initial Architectural and Site Review -2 (IASR) Application for a new single-family home on Lot 600BR-11R, 22 Trail's Edge Lane. The Lot is approximately .34 acres and is zoned single family. The overall square footage of the home is approximately 4,914 gross square feet, with 4,314 livable square feet, and provides 2 interior parking spaces within the proposed garage and 2 exterior spaces.

Applicable CDC Requirement Analysis: The applicable requirements cited may not be exhaustive or all-inclusive. The applicant is required to follow all requirements even if an applicable section of the CDC is not cited. **Please note that Staff comments will be indicated by *Italicized Text*.**

Table 1

CDC Provision	Requirement	Proposed
Maximum Building Height	40' (gable) Maximum	38' 3"
Maximum Avg. Building Height	35' (gable) Maximum	26' 3"
Maximum Lot Coverage	40% (5,976 s.f.)	25% (3775 s.f.)
General Easement Encroachments	None	Grading, hardscaping, landscaping
Setback Encroachments	None	Grading, parking, landscaping
Roof Pitch		
Primary		5.5:12
Secondary		3:12
Exterior Material		
Stone	35% minimum	38.84%
Windows/Doors	40% maximum	21.22%
Parking	2 interior/2 exterior spaces	2/2

Design Variations:

1. Landscaping – Diversity of Species

DRB Specific Approval:

1. Tandem parking
2. Setback encroachments – Grading, parking and landscaping
3. GE Encroachments – Grading
4. Board form concrete (address monument)

Please note, this memo addresses only the design variations and specific approvals that are being requested, as well as any changes or additional information provided since the first Initial Architectural and Site Review. For more information regarding the details of the first Initial Architectural and Site Review please see staff memo of record dated January 24, 2022

Chapter 17.3: ZONING AND LAND USE REGULATIONS

17.3.12: Building Height Limits

Sections 17.3.11 and 17.3.12 of the CDC provide the methods for measuring Building Height and Average Building Height, along with providing the height allowances for specific types of buildings based on their architectural form. The proposed design

incorporates a combination of shed roof forms. Homes with a primary shed roof form are granted a maximum building height of 35 feet. The average height is an average of measurements from a point halfway between the roof ridge and eave. The points are generally every 20 feet around the roof. The maximum height is measured from the highest point on a roof directly down to the existing grade or finished grade, whichever is more restrictive.

Staff: Staff has determined that the primary roof form for this home is a gable and therefore granted a maximum height of 40 feet. The applicant has calculated a max height of 38' 3" and a max average height of 26' 3", which would meet the requirements for both max and max average height. The applicant also shows height compliance with a parallel plane projection and 3d model. The applicant has revised the height compliance drawings to better reflect determination of height as outlined in the CDC and staff believes the project is now meeting all the height requirements.

17.3.14: General Easement Setbacks

Lot 600BR-11R is burdened by a sixteen (16) foot setback to the east and south and an 8' setback to the north and west. There is also an additional approximately 80' GE to the east that overlays the 16' setback area. This GE is primarily as a buffer for the ski lift (Lift 10) that runs from north to south across the Lot. Though not specifically a setback or easement, the tram board also requires that a 35' airspace be maintained outside the haul line of the chairlift. The CDC provides that the GE and other setbacks be maintained in a natural, undisturbed state to provide buffering to surrounding land uses. The CDC does provide for some development activity within the GE and setbacks such as Driveways, Ski Access, Utilities, Address Monuments, and Fire Mitigation.

Staff: It should be noted that the both the 16' setback and the 80' GE are to the benefit of Telski. The 8' setback areas are to the benefit of the HOA. The beneficiaries of the setback/GE areas need to authorize any encroachments in addition to DRB approval. The proposal includes setback encroachments that fall into the above category of CDC permitted setback development activity including the following:

- *Driveway: A portion of the driveway is within the setback area on the NW corner of the lot.*
- *Utilities: Most utilities are located in the NW corner of the lot. they would cross the setback area to the home.*
- *Ski Access: There is an existing ski access with a n improved trail in the setback area to the north of the home. There is also an encroachment agreement for ski access and a social trail that is in the setback area to the south of the home and crosses the GE are to the east of the home.*

In addition to the above, the proposal also includes setback/GE encroachments that do not fall into the above category of permitted Setback/GE development and would require DRB specific approval:

- *Grading is shown in the eastern GE as well as the southern and western setback, this appears to be the minimum necessary to create positive drainage away from the house.*
- *Parking – a portion of a parking space encroaches into the NW setback area.*

- *Landscaping – there is some proposed new planting in the western setback area, the proposed plantings in any setback or GE areas that are to the benefit of Telski have been removed.*

Planters, Patio, Hot tub and Stairs, landscape plantings (in the 16' setback and GE) – the applicant has removed all of these encroachments since the first review and is no longer requesting encroachments for any of these items.

It should be noted that regardless of the encroachment, the DRB can waive the GE setback or other setbacks and allow for prohibited activities if it is determined that the applicant has demonstrated hardship and mitigated off-site impacts. Any home with foundation walls within 5' of the GE or setback will require a footer survey prior to pouring concrete to ensure there are no additional encroachments into the setback area.

Chapter 17.5: DESIGN REGULATIONS

17.5.4: Town Design Theme

Staff: Criteria met.

17.5.5: Building Siting Design

Staff: Criteria met.

17.5.6: Building Design

The CDC requires that building form and exterior wall forms portray a mass that is thick and strong with a heavy grounded foundation.

Staff: Windows that show as punched out of the stone surface, with a large reveal will also help to portray walls with the desired heavy, thick massing. The applicant has provided a detail of window set in stone that shows the required recess.

17.5.7: Grading and Drainage Design

Staff: There is grading shown in both the eastern GE and the southern and western setback area. This appears to be the minimum necessary to create positive drainage away from the house. If DRB finds this encroachment tolerable than a specific approval should be granted.

17.5.8: Parking Regulations

Staff: The applicant has shown two interior and two exterior parking spaces on their plan. The exterior spaces are shown in a tandem format. A portion of one of these spaces also encroaches into a setback area. Both of these concessions require DRB specific approval. The lot is .34 acres, within the allowable size for the tandem parking variation. Given that the eastern third of the lot is encumbered by a GE, staff believes that this variation is supportable. If DRB agrees, then a specific approval should be granted.

17.5.9: Landscaping Regulations

The applicant has provided a revised landscaping plan that removes all new planting from the 16' setback area and GE area that are to the benefit of Telski. The current plan leaves some existing trees in those areas, but concentrates new planting along the north side of the home (buffering from the ski access trail) and along the driveway. The plan clarifies that new spruce to be planted are blue spruce. Staff recommends approving a design variation to the landscaping regulations for the diversity of species.

17.5.11: Utilities

Staff: The utility plan has been provided. Most utilities will be accessed at the NW corner of the site. The applicant believes that a sewer stub is also located in this area, but has not yet been able to confirm this. He has provided an alternate sewer connection that runs east to the ski run and would require an access agreement with Telski. Prior to building permit, the applicant will provide a revised utility plan, and if the sewer needs to access OS-FT1 then proof of an access agreement will be required.

17.5.12: Lighting Regulations

Staff: The lighting plan consist of two types of fixtures, a wall mounted sconce and a step light. A photometric study was provided and the applicant has revised his submittal to include full cut sheets for each specified fixture. The plan appears to be meeting the lighting regulations of the CDC a

17.5.13: Sign Regulations

Staff: An address monument has been added. Dimensions and lighting appear to meet CDC regulations. The base of the monument is called out as board form concrete. If DRB finds this acceptable, then a DRB specific approval should be granted.

Chapter 17.6: SUPPLEMENTARY REGULATIONS

17.6.1: Environmental Regulations

Staff: Fire Mitigation and Forestry Management: Criteria met

17.6.6: Roads and Driveway Standards

Staff: The driveway is shown at 15' wide with a consistent grade of 1.93%. It is unclear whether there is truly a 25' back-up space from both bays of the garage, but otherwise appears to be meeting all of the road and driveway standards.

17.6.8: Solid Fuel Burning Device Regulations

Staff: All fireplaces and firepits are indicated to burn natural gas.

Chapter 17.7: BUILDING REGULATIONS

17.7.19: Construction Mitigation

Staff: The construction mitigation plan shows required material staging, dumpster, bear-proof trash receptacles, and a port a toilet. The plan includes 3 parking spaces. There is construction fencing encircling the entirety of the site and appropriate silt fencing indicated. Tree protection is indicated. The area of construction staging to the east of the home is a GE area still to the benefit of Telski, the applicant will need to obtain permissions from Telski for this use. Additionally, because the construction fencing extends into the 35' ski lift airspace, it would need to be removed or relocated prior to the operation of the lift in winter. It should be noted that all disturbances in GE and setback areas will need to be revegetated per Town code.

Staff Recommendation: Staff recommends the DRB approve the Initial Architectural and Site Review (2) for Lot 600BR-11R, 22 Trails Edge Lane, based on the findings and CDC requirements listed in the staff memo of record.

Staff Note: *It should be noted that reasons for approval or rejection should be stated in the findings of fact and motion.*

Proposed Motion:

If the DRB deems this application to be appropriate for approval, Staff requests said approval condition the items listed below in the suggested motion.

I move to approve the Initial Architectural and Site Review (2) for a new single-family home located at Lot 600BR-11R, based on the evidence provided within the Staff Report of record dated February 22, 2022, with the following design variations and DRB specific approvals:

Design Variations:

1. Landscaping – Diversity of Species

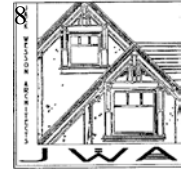
DRB Specific Approval:

1. Tandem parking
2. Setback encroachments – Grading, parking and landscaping
3. GE Encroachments – Grading
4. Board form concrete (address monument)

And, with the following conditions:

1. Prior to the building permit, the applicant shall provide proof of an encroachment/license agreement with Telski for proposed construction fencing within the GE areas.
2. Prior to building permit the applicant shall work with the Town Forester to identify trees for removal in the Zone 2 fire mitigation area.
3. Prior to building permit the applicant will provide a revised utility plan for approval by Public Works, if sewer access is proposed on OS-FT1 then proof of an encroachment agreement with Telski will be provided.
4. Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
5. A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the setbacks.
6. A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.
7. Prior to the Building Division conducting the required framing inspection, a four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
 - a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
 - b. Wood that is stained in the approved color(s);
 - c. Any approved metal exterior material;
 - d. Roofing material(s); and
 - e. Any other approved exterior materials
8. It is incumbent upon an owner to understand whether above grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their lot. Relocation of such above grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.

/aw



NARRATIVE

2.15.22

To: Amy Ward, Town of Mountain Village Planner
Community Development Department
Design Review Board
Mountain Village, CO

From: Jack Wesson
Jack Wesson Architects, Inc.
109 E. Colorado Ave. #2, Telluride CO
P.O. Box 2051
Telluride, CO 81435
(970) 519.1551
jwesson@me.com.com

Re: Design Review Submission Narrative for a Single Family Residence
Lot BR600-11, 22 Trails Edge, Mountain Village

Project Outline:

This single family residence is proposed to be built on lot BR600-11 (lot size .34 acres). The interior gross heated area is approximately 4314 s.f., 100 s.f. of mechanical and 500 s.f. of gross garage area. The design esthetic is a rustic, mining vernacular in material and massing components as required by the Trails Edge Design covenants. The exterior materials incorporate stained wood siding and timbers, stone and mill-scale steel finish railings and rusted metal roofing (as required). Roof forms are traditional gable forms also compliant with the Trails Edge design requirements. The project is compliant with the Mountain Village Land Use Ordinance; the massing is within the maximum height limit (26'-2" ave. and 38'-0" max.) and the site coverage (3733/14942) is only 25.3%. All fireplaces will be natural gas.

Exterior Material Requirements:

The exterior materials meet the surface area criteria:

stone veneer	38.84% (exceeds 35%)
fenestration	21.22%
wood	26.76%
metal accent	13.17%

Land Use Ordinance Compliance:

Lot Area:	14942 s.f. mol. (.34 acres)
Site Coverage:	3733 s.f. or 25.3%
Floor Area Living:	4314 s.f. plus 100 s.f. mechanical
Floor Area Garage	500 s.f.
Ave. Ht.	23'-0 1/2" (30' max. ave. allowed)
Max. Ht.	38'-0" (40' max. allowed)

Previous Meeting Comment Responses:

- 1 Prior to final review, the applicant shall revise the parallel plane diagrams to accurately represent both existing and proposed grade and to better demonstrate compliance with all building height regulations.*
The applicant has revised the height calculation sheet to address staff request.
- 2 Prior to final review, the applicant shall provide detail drawings showing the required reveal for doors and windows set in stone.*
The drawings include window section details and compliance the 5" glazing recess requirement.
- 3 Prior to final review the applicant shall submit a utility plan.*
The drawings include a utility plan and updated drainage plans
- 4 Prior to final review the applicant shall revise the landscape plan to indicate spruce species.*
The plans now indicate 'Colorado Blue Spruce'.
- 5 Prior to the final submittal, the applicant shall pull the hot tub, patio and stairs out of the general easement per Telski's comments.*
The plans have been revised to reflect that all at grade improvements have been removed including the hot tub, stair's and concrete patio areas.
- 6 Prior to final review the applicant shall provide full size cut sheets for all lighting fixtures.*
The cut sheets have been enlarged to 8.5. x 11 on a 11x 17 sheet.
- 7 Prior to final review the applicant shall provide an address monument detail and location.*
An address monument detail sketch has been included.
- 8 Prior to final review the applicant shall indicate fuel source for all fireplace devices.*
The plans now indicate all fireplaces and fire rings are gas.
- 9 Prior to building permit the applicant shall provide proof of approval and/or an encroachment agreement for any new plantings proposed in the setback/GE areas that are to the benefit of Telski.*
The plans currently avoid any planting in the setbacks and general easements

and only show ground cover revegetation as required post construction.

- 10 *Prior to building permit the applicant shall work with the Town Forrester to identify trees for removal in the Zone 2 fire mitigation area.*
Note will be added to permit submission drawing set.
- 11 *Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.*
Note will be added to building permit drawing set.
- 12 *A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the setbacks.*
Note will be added to building permit drawing set.
- 13 *A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.*
Note will be added to building permit submission set.
- 14 *Prior to the Building Division conducting the required framing inspection, a four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:*
- a *The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');*
 - b *Wood that is stained in the approved color(s);*
 - c *Any approved metal exterior material;*
 - d *Roofing material(s); and*
 - e *Any other approved exterior materials*
- Note will be added to building permit submission set.

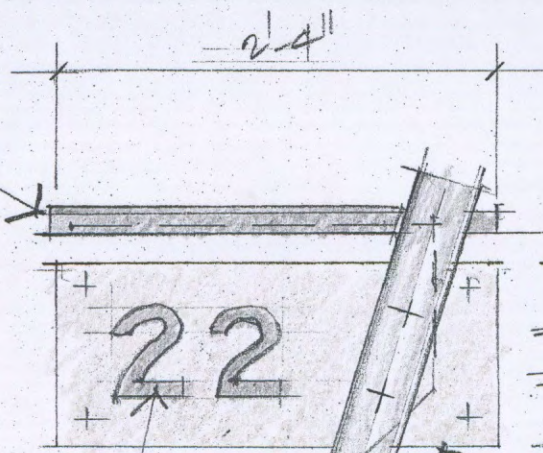
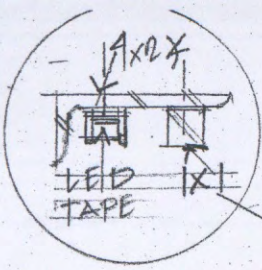
It is incumbent upon an owner to understand whether above grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their lot. Relocation of such above grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire department, SMPA, Town of Mountain Village) so that the relocated position is...

Note that the applicant will include language on the construction staging plan identifying construction areas within the chair lift setback and what dates are allowed. The same will go for the Telski General easement.

Sincerely,

Jack Wesson





22

REFLECTIVE PAINT ON 6" STEEL NUMBERS. (1/2") THICK & OFFSET 1/8"

(2) 3/16" PLATE W. CONDUIT GAP. CONTRAST. FINISH

CONDUIT

DOUBLE 4" x 1/2" CHANNEL

1 1/4" GAP

3/4" STEEL BASE PLATE

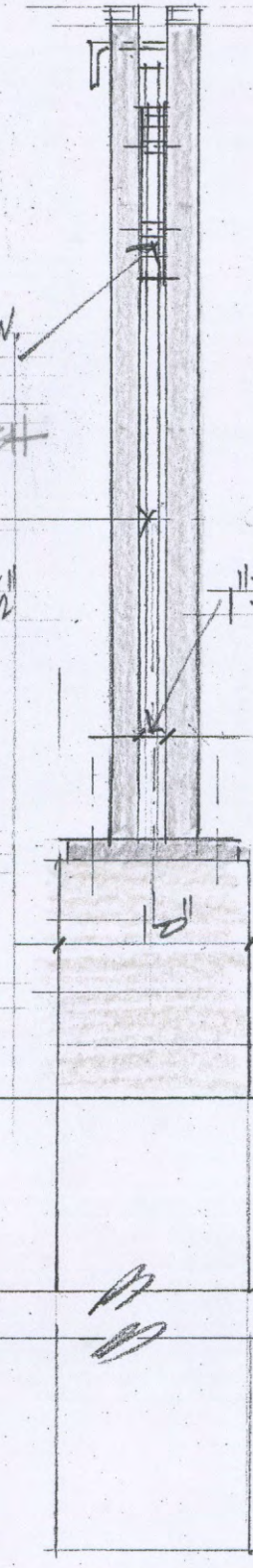
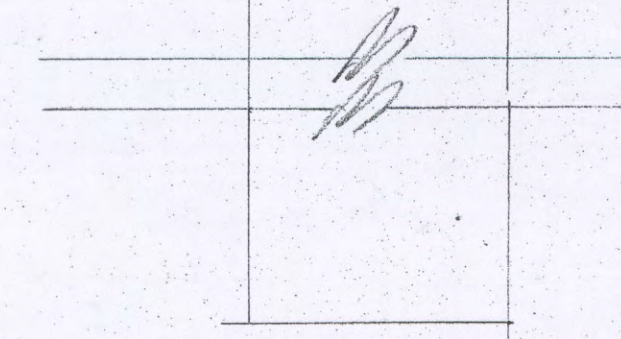
BOARD FORM CONC. BASE

4'-0"

1'-0"

1'-5"

GRADE

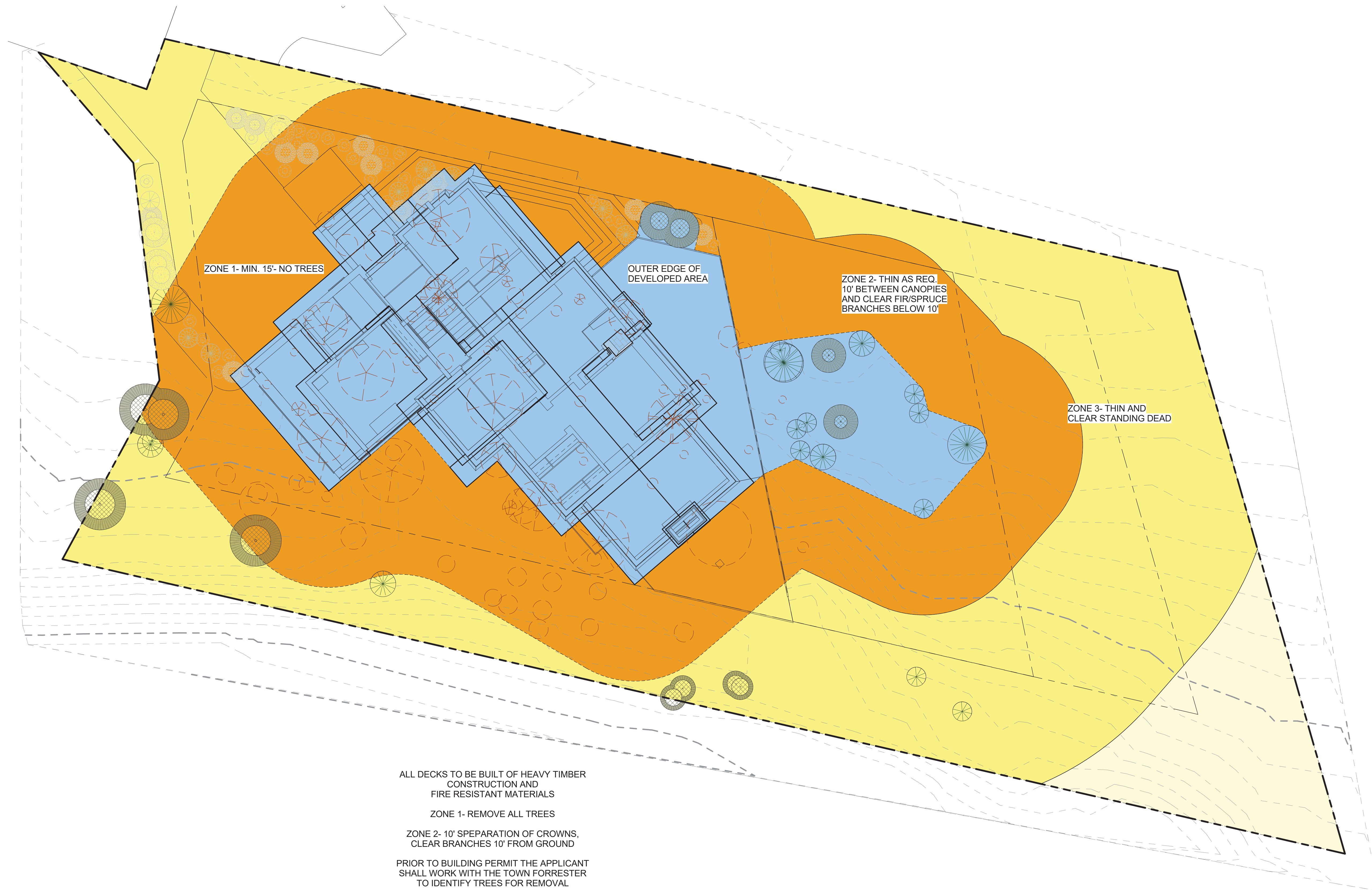


ADDRESS MONUMENT.

LOT 600 BR-11-R Mountain Village.

1" = 1'-0"

Jack Wagon Architects Inc



ZONE 1- MIN. 15'- NO TREES

OUTER EDGE OF DEVELOPED AREA

ZONE 2- THIN AS REQ. 10' BETWEEN CANOPIES AND CLEAR FIR/SPRUCE BRANCHES BELOW 10'

ZONE 3- THIN AND CLEAR STANDING DEAD

ALL DECKS TO BE BUILT OF HEAVY TIMBER CONSTRUCTION AND FIRE RESISTANT MATERIALS

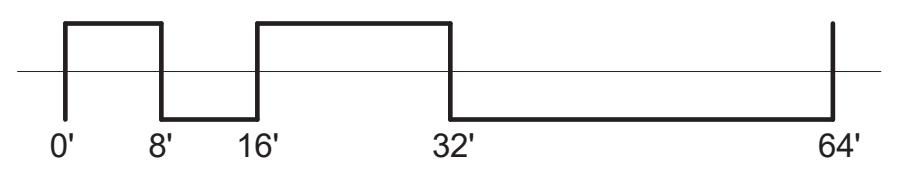
ZONE 1- REMOVE ALL TREES

ZONE 2- 10' SEPARATION OF CROWNS, CLEAR BRANCHES 10' FROM GROUND

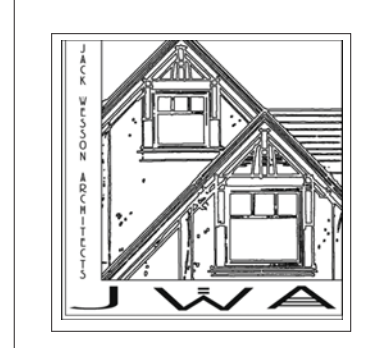
PRIOR TO BUILDING PERMIT THE APPLICANT SHALL WORK WITH THE TOWN FORRESTER TO IDENTIFY TREES FOR REMOVAL

ZONE 3- THIN AND CLEAR STANDING DEAD

CONSISTENT WITH TOWN BUILDING CODES, UNENCLOSED ACCESSORY STRUCTURES ATTACHED TO BUILDINGS WITH HABITABLE SPACES AND PROJECTIONS, SUCH AS DECKS, SHALL BE CONSTRUCTED AS EITHER NON-COMBUSTIBLE, HEAVY TIMBER, OR EXTERIOR GRADE IGNITION RESISTANT MATERIALS SUCH AS THOSE LISTED AS WUI (WILDLAND URBAN INTERFACE CODE) APPROVED PRODUCTS.



NOT FOR CONSTRUCTION



JACK WESSON ARCHITECTS INC.
 110 SOUTH PINE ST #110
 TELLURIDE, COLORADO
 81435
 TEL: 970.728.6755
 FAX: 970.728.9724
 jwesson@jwa.com
 www.jackwessonarchitects.com

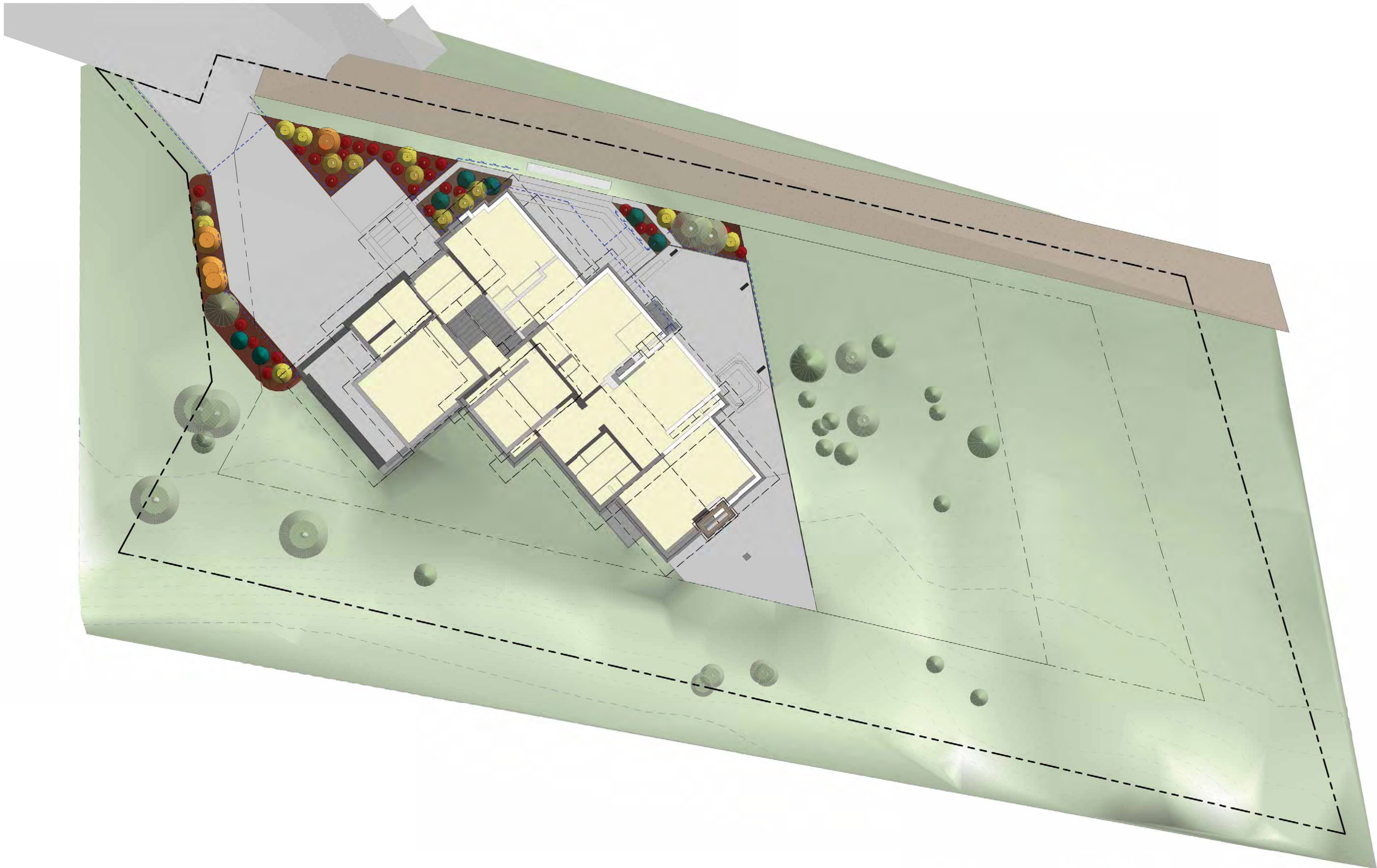
MARK	REV. DATE	DESCRIPTION
2-8-22		DRB CONDITIONS
1-18-22		INTERIORS SET
11-2-21		TREE REMOVAL REVISION
10-19-21		HDA FINAL APPROVAL
9-13-21		CONSTRUCTION STAGING
8-23-21		DRB set 1
7-19-21		HDA set 1
4-21-21		SITE PLAN PROGRESS
3-25-21		AREA CALCUS
3-16-21		DRWT SET
2-22-21		SITE PLANNING

PROJECT NAME:
**LOT 600BR-11-R
 MOUNTAIN VILLAGE**
 COLORADO 81435

SHEET DESCRIPTION:
**FIRE MITIGATION
 PLAN**

SHEET NUMBER:
A102

PROJECT NAME:
 PROJECT MANAGER:
 DRAWN BY:
 REVIEWED BY:
 DATE:



- GENERAL NOTES:**
1. SOIL PREPARATION SPECIFICATIONS: SOIL IN REVEG. AREA WILL BE AUGMENTED WITH HYDROMULCH.
 2. THIS LANDSCAPE PLAN COMPLIES WITH SECTION 9-109 OF THE DESIGN REGULATIONS REGARDING NOXIOUS WEEDS.
 3. THE PROPERTY OWNER GUARANTEES ALL PLANT MATERIALS FOR TWO YEAR.
 4. ALL TREES AND SHRUBS SHALL BE BACKFILLED WITH A TOPSOIL/ORGANIC FERTILIZER MIXTURE AT A 2:1 RATIO.
 5. PERENNIAL PLANTING BEDS SHALL BE TILLED TO A 6" DEPTH AND AMENDED WITH TOPSOIL AND ORGANIC FERTILIZER AT A 2:1 RATIO
 6. MULCH ALL PERENNIAL BEDS WITH A PINE BARK SOIL CONDITIONER BY SOUTHWEST IMPORTERS, SHREDDED CEDAR BARK.
 7. ALL PLANT MATERIAL TO MEET THE AMERICAN STANDARD FOR NURSERY STOCK. PLANTING DETAILS FOR ROOT SYSTEMS, SOIL PREPARATION, SEEDING, MULCHING, AND FERTILIZATION TECHNIQUES SHALL BE IN ACCORDANCE WITH GUIDELINES SET FORTH BY THE ASSOCIATED LANDSCAPE CONTRACTORS OR COLORADO.
 8. TURF SHALL BE AERATED 2 TO 3 TIMES PER YEAR TO INCREASE THE WATER ABSORPTION RATES. NECESSARY ORGANIC FERTILIZATION AND AMENDMENT SHALL BE INCORPORATED AT THE SAME TIME.

- REVEGETATION AND EROSION CONTROL NOTES:**
1. SUBSOIL SURFACES SHALL BE TILLED TO A 4" DEPTH ON NON FILL AREAS.
 2. TOPSOIL SHALL BE SPREAD AT A MINIMUM DEPTH OF 4" OVER ALL AREAS TO BE RE-VEGETATED (EXCEPT ON SLOPES GREATER THAN 3:1) AND AMENDMENTS ROTO-TILLED AT A RATE OF 3 CUBIC YARDS PER THOUSAND SQUARE FEET.
 3. BROADCASTING OF SEED SHALL BE DONE IMMEDIATELY AFTER TOPSOIL IS APPLIED (WITHIN 10 DAYS) TO MINIMIZE EROSION AND WEEDS.
 4. NEWLY SEEDED AREAS SHALL BE PROTECTED FROM WIND AND WATER EROSION THROUGH THE USE OF MULCHES. ACCEPTABLE MULCHES ARE WOOD CHIPS, STRAW, HYDRO-MULCH AND EROSION-CONTROL NETTING.
 5. BROADCAST WITH SPECIFIED SEED MIX AND FOLLOW WITH DRY MULCHING. STRAW OR HAY SHALL BE UNIFORMLY APPLIED OVER SEEDED AREA AT A RATE 1.5 TONS PER ACRE FOR HAY OR 2 TONS PER ACRE FOR STRAW, CRIMP IN.
 7. EROSION-CONTROL NETTING WILL BE REQUIRED ON SLOPES 3:1 OR STEEPER, IF ALLOWED BY VARIANCE TO SECTION 9-103-2, AND IN DRAINAGE SWALES.
 8. SEED ALL AREAS LABELED NATIVE GRASS SEED WITH THE FOLLOWING MIXTURE AT A RATE OF 12 LBS. PER ACRE.
 9. ROAD AND DRIVEWAY SHALL BE RE-VEGETATED WITHIN THIRTY (30) DAYS OF THE DISTURBANCE TO AVOID UNSIGHTLY SCARS AND WEED INFESTATION ON THE LANDSCAPE. UTILITY CUTS SHALL BE RE-VEGETATED IMMEDIATELY (WITHIN TWO WEEKS) AFTER INSTALLATION OF UTILITIES TO PREVENT WEED INFESTATION. LANDOWNER SHALL INSURE PROPER WEED CONTROL IN IMPACTED AREAS.
 10. EROSION CONTROL ATTENTION TO DISTURBED AREAS SHALL BE IMPLEMENTED TO ENSURE THERE IS NO DETRIMENTAL IMPACT OR RUNOFF TO ANY PONDS, STREAMS OR WETLANDS.
 11. IN AREAS THAT ARE TO BE RE-VEGETATED (ESPECIALLY SEEDING LOCATIONS WHICH HAVE RECEIVED HEAVY CONSTRUCTION EQUIPMENT TRAFFIC), SOIL SHALL BE SCARIFIED BEFORE THE APPLICATION OF SEED. SLOPE SURFACES SHALL BE ROUGHENED BY RUNNING TRACKED EQUIPMENT UP AND DOWN THE FACE OF THE SLOPE. (RUNNING SUCH EQUIPMENT ACROSS THE FACE OF A SLOPE ENCOURAGES EROSION AND IS NOT RECOMMENDED).

DRAINAGE WILL MAINTAIN POSITIVE FLOW AWAY FROM THE HOUSE AS REQUIRED BY TOWN'S ADAPTIVE BUILDING CODES

THE PROJECT SHALL COMPLY WITH THE TOWN'S FIRE MITIGATION STANDARDS

THE PROJECT SHALL COMPLY WITH THE ADOPTED TOWN OF MOUNTAIN VILLAGE PRESCRIPTIVE ENERGY CODE AND GREEN BUILDING STANDARDS.

NOT FOR CONSTRUCTION

JACK WESSON ARCHITECTS INC.
 110 SOUTH PINE ST #100
 TELLURIDE, COLORADO 81435
 TEL: 970.728.9755
 FAX: 970.728.9724
 jwesson@jwa.com
 www.jackwessonarchitects.com

MARK	REV	DATE	DESCRIPTION
	3-8-22		DMB CONDITIONS
	1-18-22		INTERIORS SET
	11-2-21		TREE REMOVAL REVISION
	10-18-21		HDA FINAL APPROVAL
	9-13-21		CONSTRUCTION STAGING
	8-23-21		DRIB set 1
	7-19-21		HDA set 1
	4-21-21		SITE PLAN PROGRESS
	3-25-21		AREA CALCUS
	3-16-21		DRAFT SET
	2-22-21		SITE PLANNING

PROJECT NAME: LOT 600BR-11-R MOUNTAIN VILLAGE COLORADO 81435

SHEET DESCRIPTION: LANDSCAPE & IRRIGATION PLAN

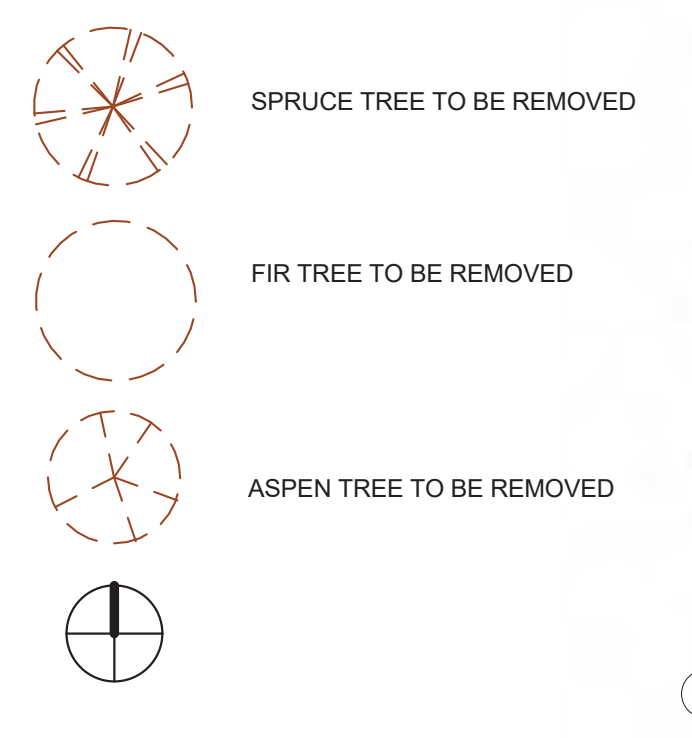
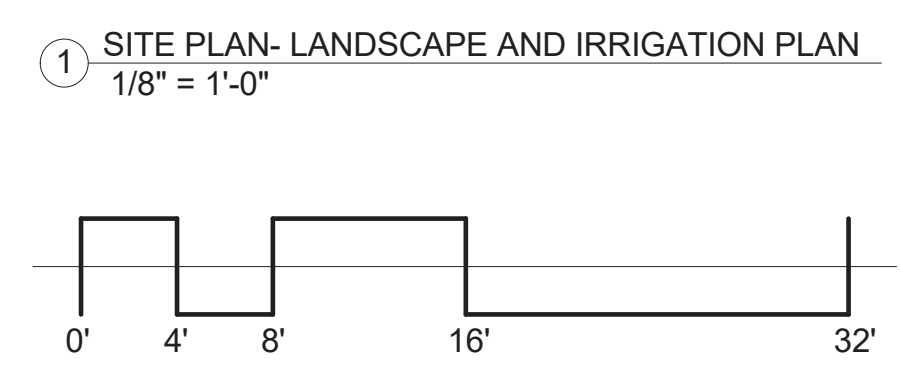
SHEET NUMBER: A103

WATER USAGE CHART:

ASPEN	6 @ 10 gal.	= 60 gal.
SPRUCE	9 @ 10 gal.	= 90 gal.
POTENTILLA	41 @ 2 gal.	= 82 gal.
DOGWOOD	19 @ 2 gal.	= 38 gal.
TOTAL =		270 gal.

***NOTE: INSTALL RAIN SHUT-OFF DEVICE AS REQ'D BY SECTION 9-210**

INSTALL BACKFLOW PREVENTERS

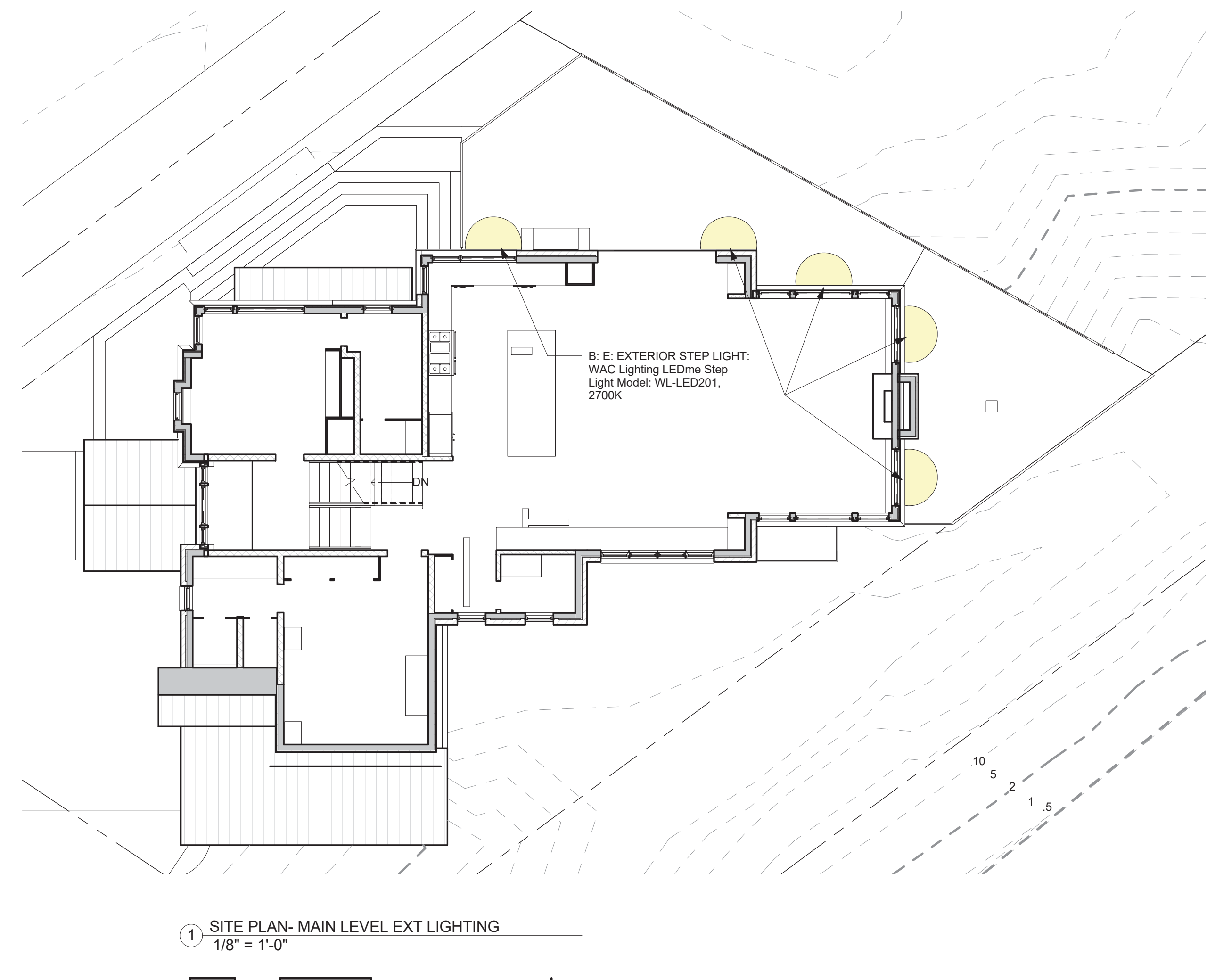
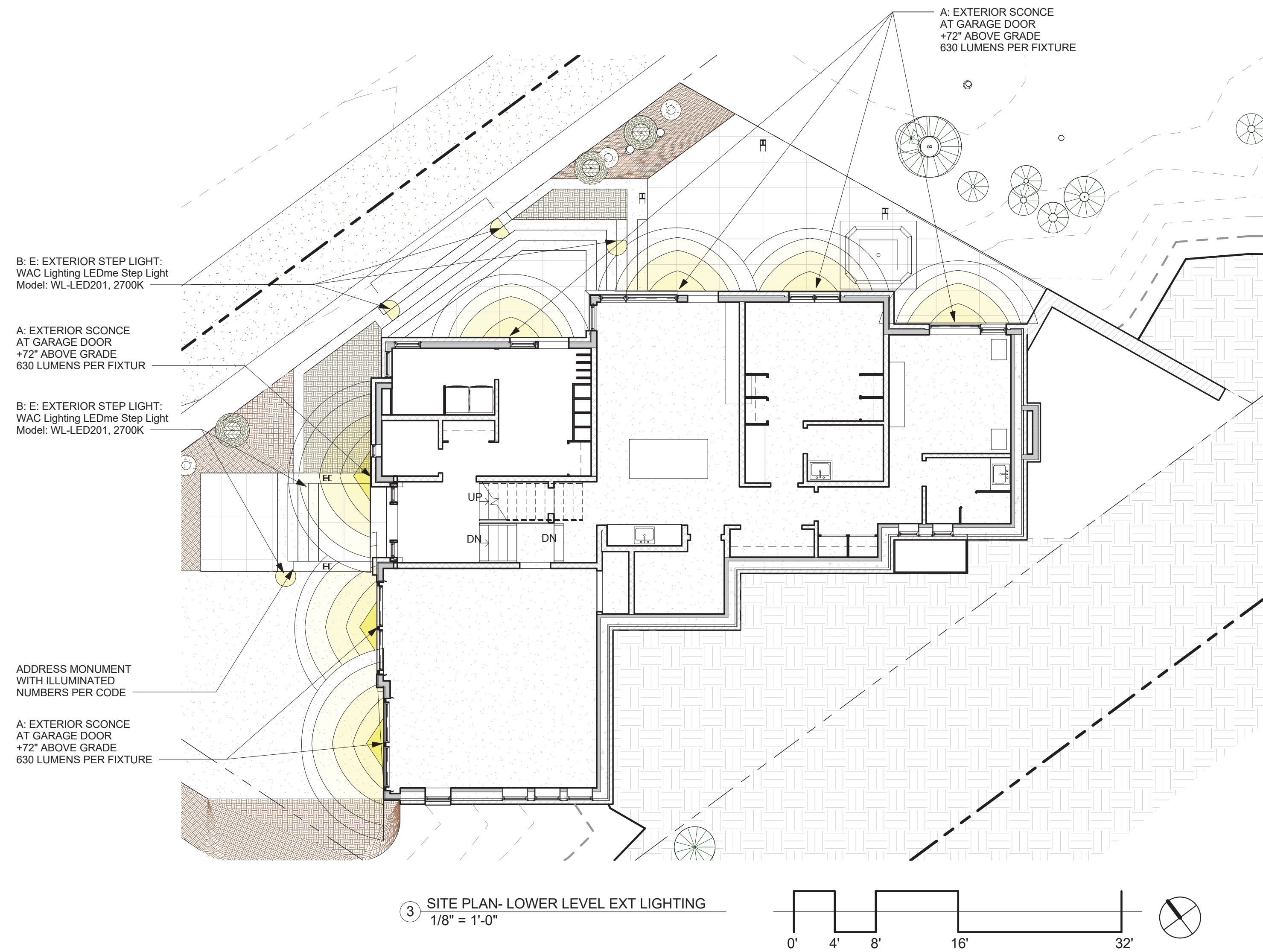


LANDSCAPE ZONE 1:
 COLUMBINE, SHOOTING STAR, INDIAN PAINTBRUSH, YARROW, BLUEBELL
 APPROX. 875 SF.

LANDSCAPE ZONE 2:
 RUSSIAN SAGE, YELLOW ROSE, DAYLILY, DELPHINIUM, BLEEDING HEART, CINQUEFOIL
 APPROX 175 SF.

NOTE: REVEGETATION IS WILL BE NATIVE MIX
 5% WESTERN YARROW
 10% TALL FESCUE
 5% ARIZONA FESCUE
 5% HARD FESCUE
 10% CREEPING RED FESCUE
 15% ALPINE BLUEGRASS
 10% CANADA BLUEGRASS
 15% PERENNIAL RYEGRASS
 10% SLENDER WHEATGRASS
 15% MOUNTAIN BROME
 APPROX. 5000 SF

SHOULD THE STATE OF THE GENERAL EASEMENTS BE DISTURBED DURING CONSTRUCTION, THE APPLICANT MUST REVEGETATE THE AREA TO ITS PRIOR CONDITION USING THE NATIVE SEED MIX.



ALL LIGHTING TO BE ON A DIMMER MANAGEMENT SYSTEM



A: EXTERIOR SCENCE: 10" Square Exterior LED Outdoor Scence by MODERN FORMS WS-W38610
630 lumens per fixture = 55.85 footcandles - see cut sheet

B: E: EXTERIOR STEP LIGHT: WAC Lighting LEDme Step Light Model: WL-LED201, 2700K

NOT FOR CONSTRUCTION



JACK WESSON
ARCHITECTS INC.
110 SOUTH PINE ST #110
TELLURIDE, COLORADO
81435
TEL: 970.728.9755
FAX:
970.728.9724
jwesson@me.com
www.jackwessonarchitects.com

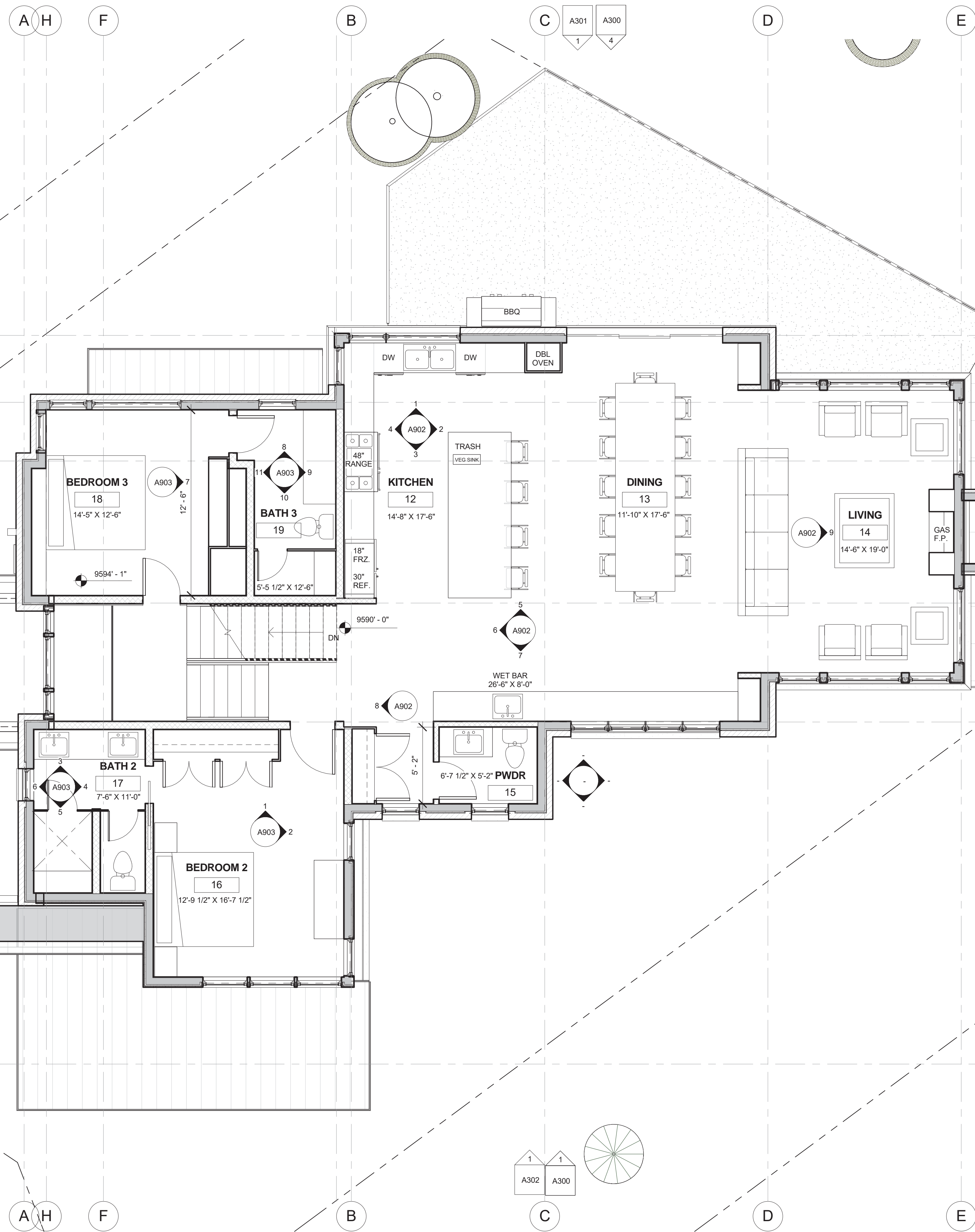
MARK	REV DATE	DESCRIPTION
3-8-22		DRB CONDITIONS
1-18-22		INTERIORS SET
11-2-21		TREE REMOVAL REVISION
10-19-21		HOA FINAL APPROVAL
9-13-21		CONSTRUCTION STAGING
8-23-21		DRB set 1
7-19-21		HOA set 1
4-21-21		SITE PLAN PROGRESS
3-25-21		AREA CALCUS
3-16-21		DRWT SET
2-22-21		SITE PLANNING

PROJECT NAME:
**LOT 600BR-11-R
MOUNTAIN VILLAGE**
COLORADO 81435

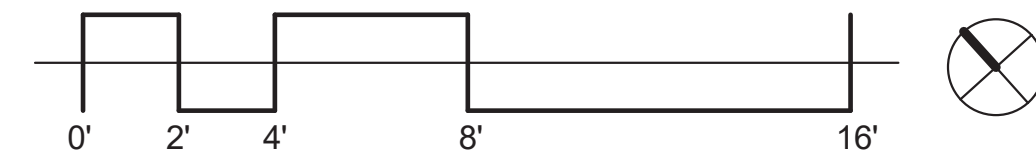
SHEET DESCRIPTION:
**EXTERIOR LIGHTING
PLAN**

SHEET NUMBER:
A104

PROJECT NAME:
PROJECT MANAGER:
DRAWN BY:
REVIEWED BY:
DATE:



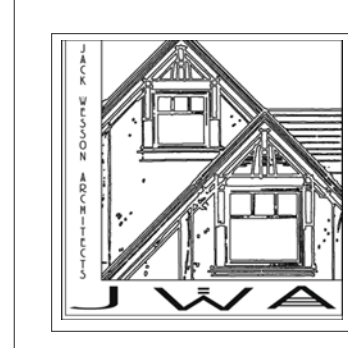
1 FRAMING PLAN- LEVEL 2
1/4" = 1'-0"



CONSISTENT WITH TOWN BUILDING CODES, UNENCLOSED ACCESSORY STRUCTURES ATTACHED TO BUILDINGS WITH HABITABLE SPACES AND PROJECTIONS, SUCH AS DECKS, SHALL BE CONSTRUCTED AS EITHER NON-COMBUSTIBLE, HEAVY TIMBER, OR EXTERIOR GRADE IGNITION RESISTANT MATERIALS SUCH AS THOSE LISTED AS WUIC (WILDLAND URBAN INTERFACE CODE) APPROVED PRODUCTS.

SQUARE FOOTAGE REQUIRES A FIRE SPRINKLER SYSTEM

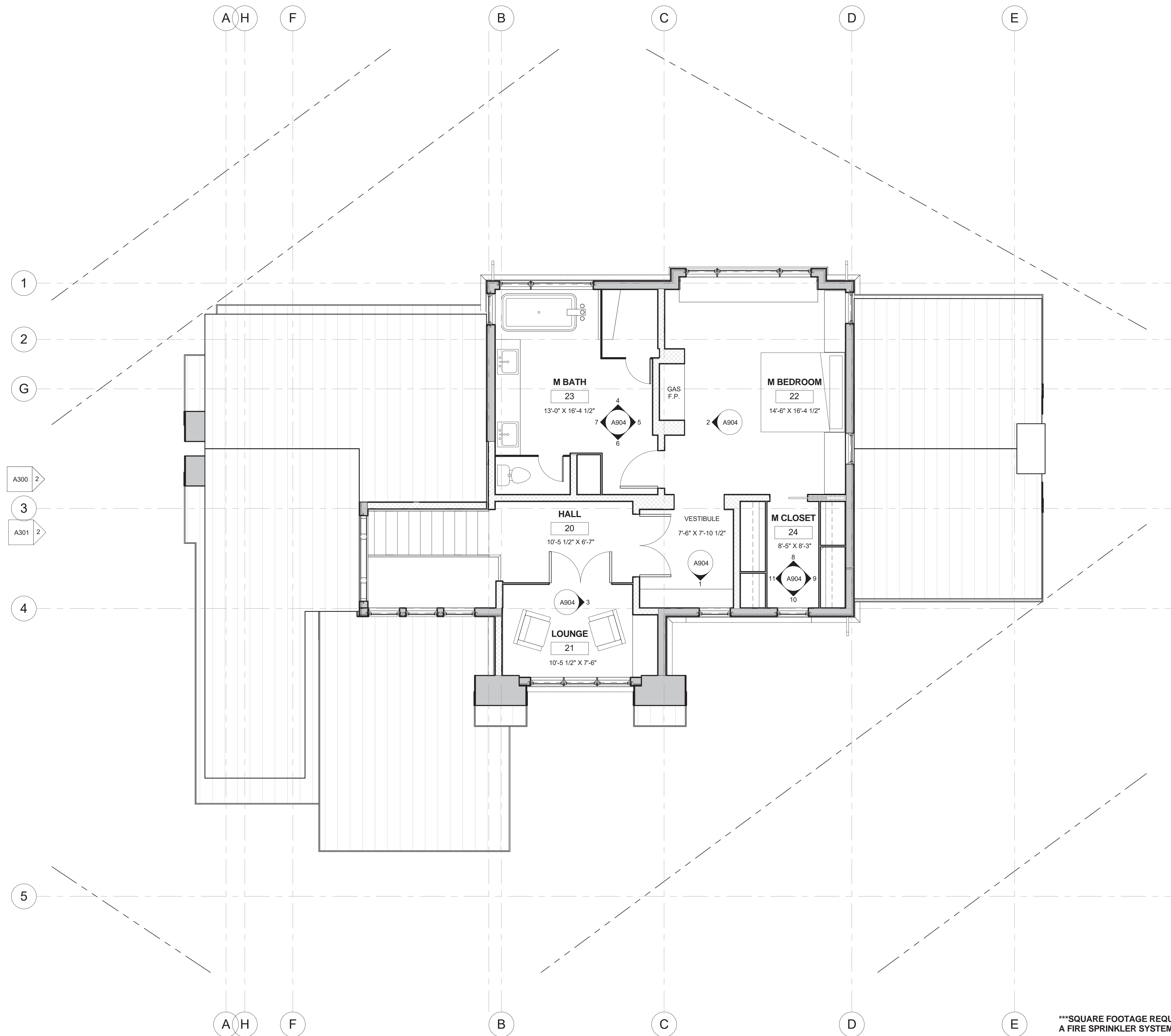
NOT FOR CONSTRUCTION



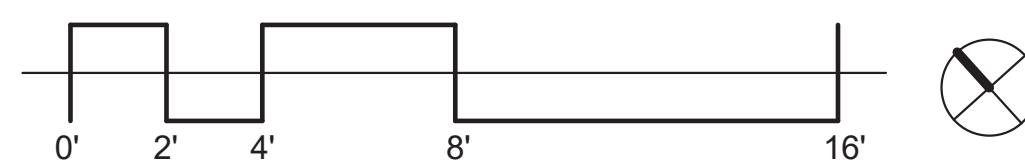
JACK WESSON
ARCHITECTS INC.
TELLURIDE, COLORADO 81435
TEL: 970-728-8755
FAX: 970-728-9724
jwesson@jwa.com
www.jackwessonarchitects.com

MARK	REV. DATE	DESCRIPTION
1	3-15-2022	DRB CONDITIONS
2	1-24-2022	DRB SITE PLAN
3	10-27-2021	DRB PACKAGE
4	10-4-2021	HDA NOTES
5	8-19-2021	DRIVEWAY REV
6	7-23-2021	DRB 1
7	1-29-2021	REVIT 3D

PROJECT NAME: 600BR-11 MOUNTAIN VILLAGE
SHEET DESCRIPTION: 2ND & 3RD LEVEL FLOOR PLAN
SHEET NUMBER: A202



1 FRAMING PLAN- LEVEL 4
1/4" = 1'-0"



***SQUARE FOOTAGE REQUIRES
A FIRE SPRINKLER SYSTEM***

CONSISTENT WITH TOWN BUILDING CODES, UNENCLOSED ACCESSORY STRUCTURES ATTACHED TO BUILDINGS WITH HABITABLE SPACES AND PROJECTIONS, SUCH AS DECKS, SHALL BE CONSTRUCTED AS EITHER NON-COMBUSTIBLE, HEAVY TIMBER, OR EXTERIOR GRADE IGNITION RESISTANT MATERIALS SUCH AS THOSE LISTED AS WJUC (WILDLAND URBAN INTERFACE CODE) APPROVED PRODUCTS.

NOT FOR CONSTRUCTION



JACK WESSON
ARCHITECTS INC.

TELLURIDE, COLORADO 81435
TEL: 970-728-8755
FAX: 970-728-8724
jwesson@jwa.com
www.jackwessonarchitects.com

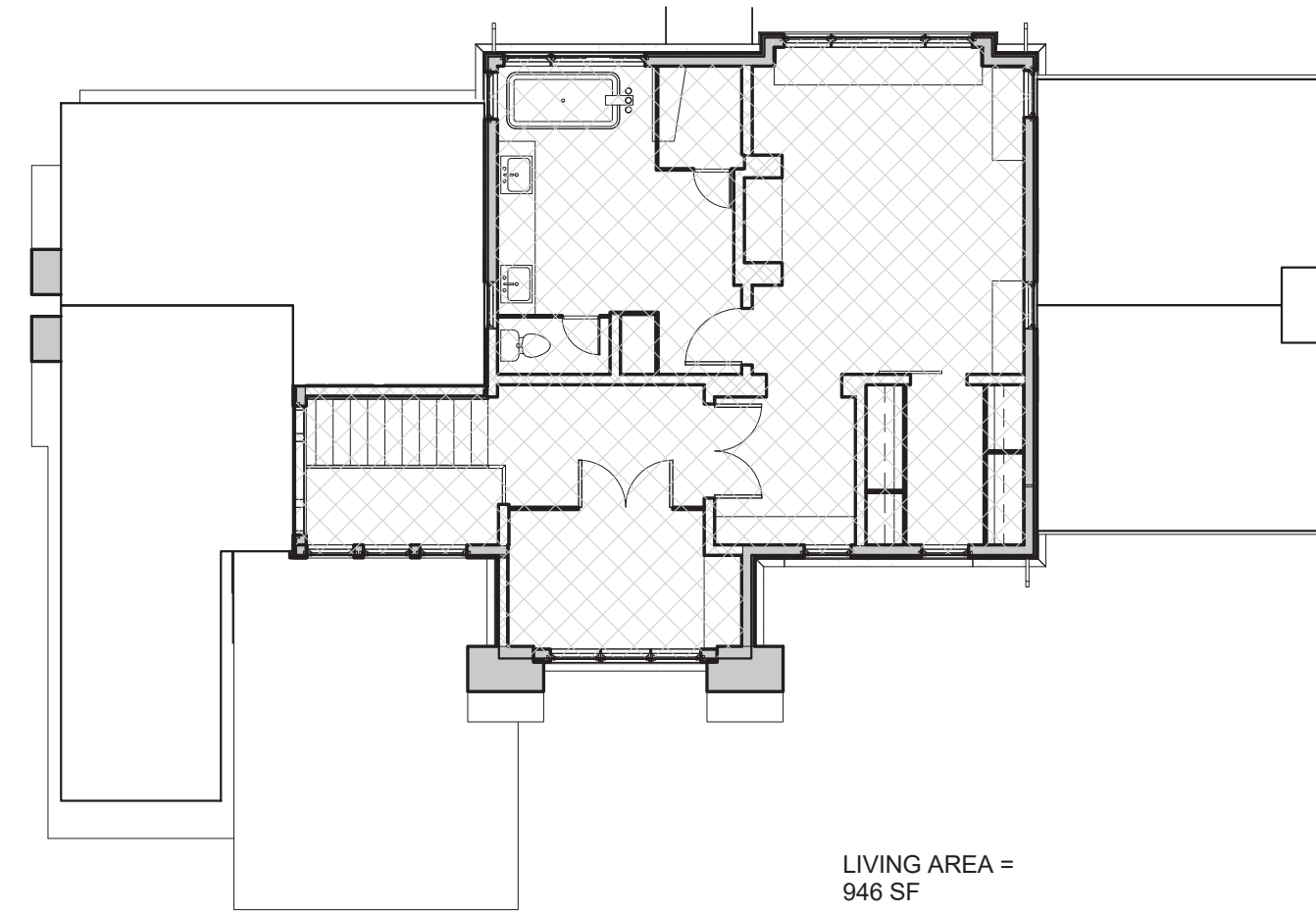
3-15-2022	DRB CONDITIONS
1-28-2022	DRB SITE PLAN
10-27-2021	DRB PACKAGE
10-4-2021	HDA NOTES
8-19-2021	DRIVEWAY REV
7-23-2021	DRB 1
1-29-2021	REVIT 3D
MARK	REV DATE DESCRIPTION

PROJECT NAME
PROJECT MANAGER
DRAWN BY
REVIEWED BY
DATE

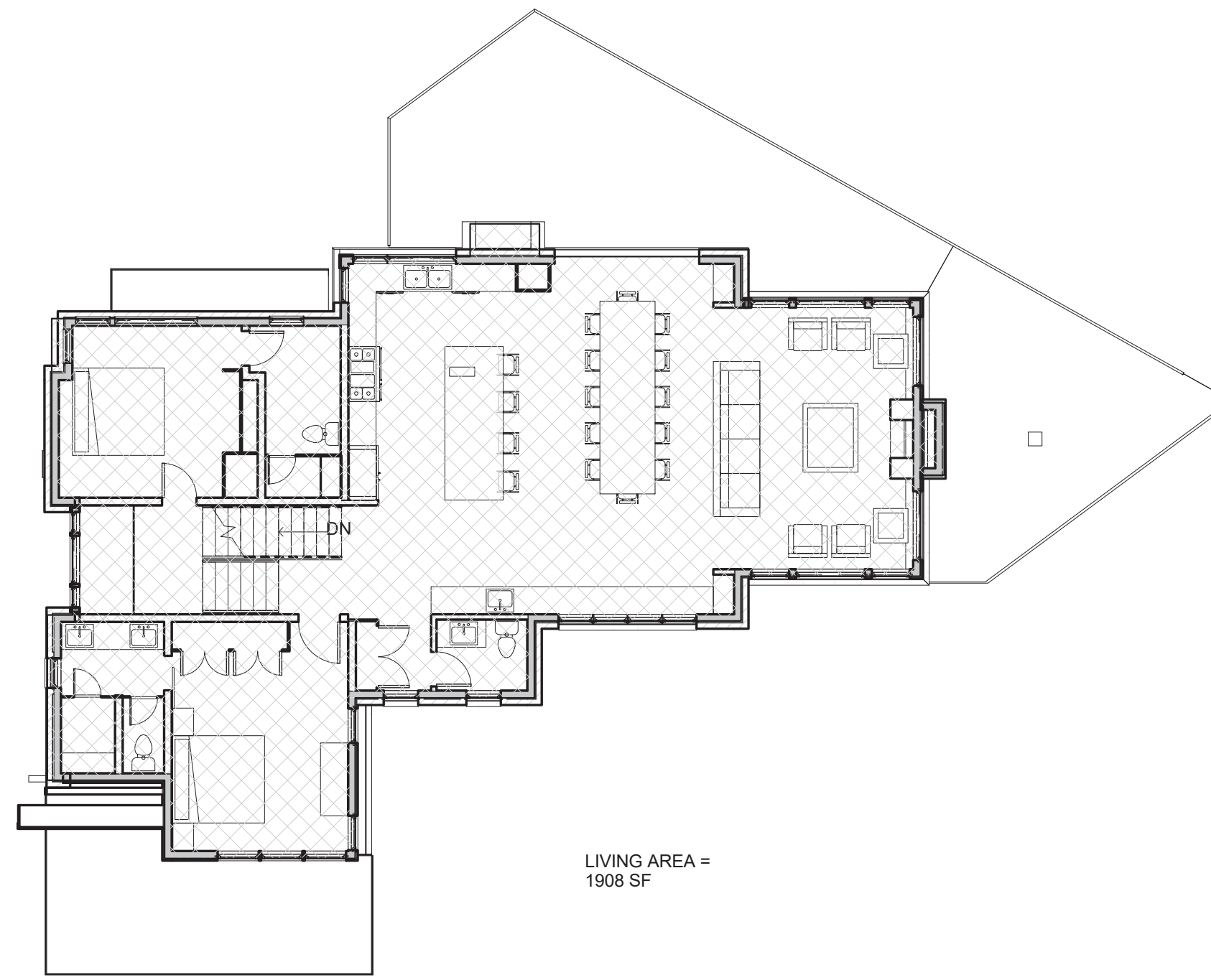
PROJECT NAME
600BR-11
MOUNTAIN VILLAGE
COLORADO 81435

SHEET DESCRIPTION
4TH LEVEL FRAMING
PLAN

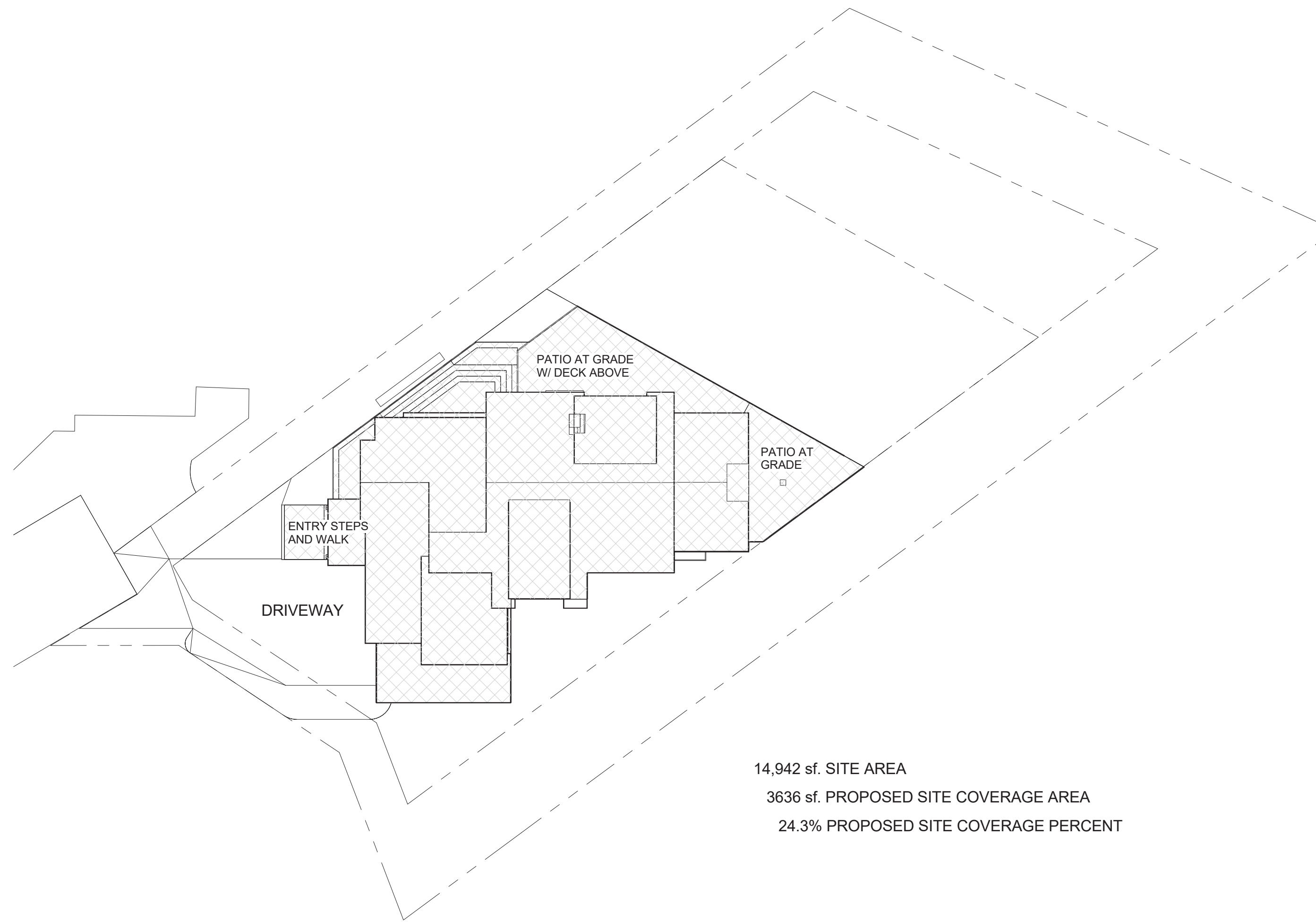
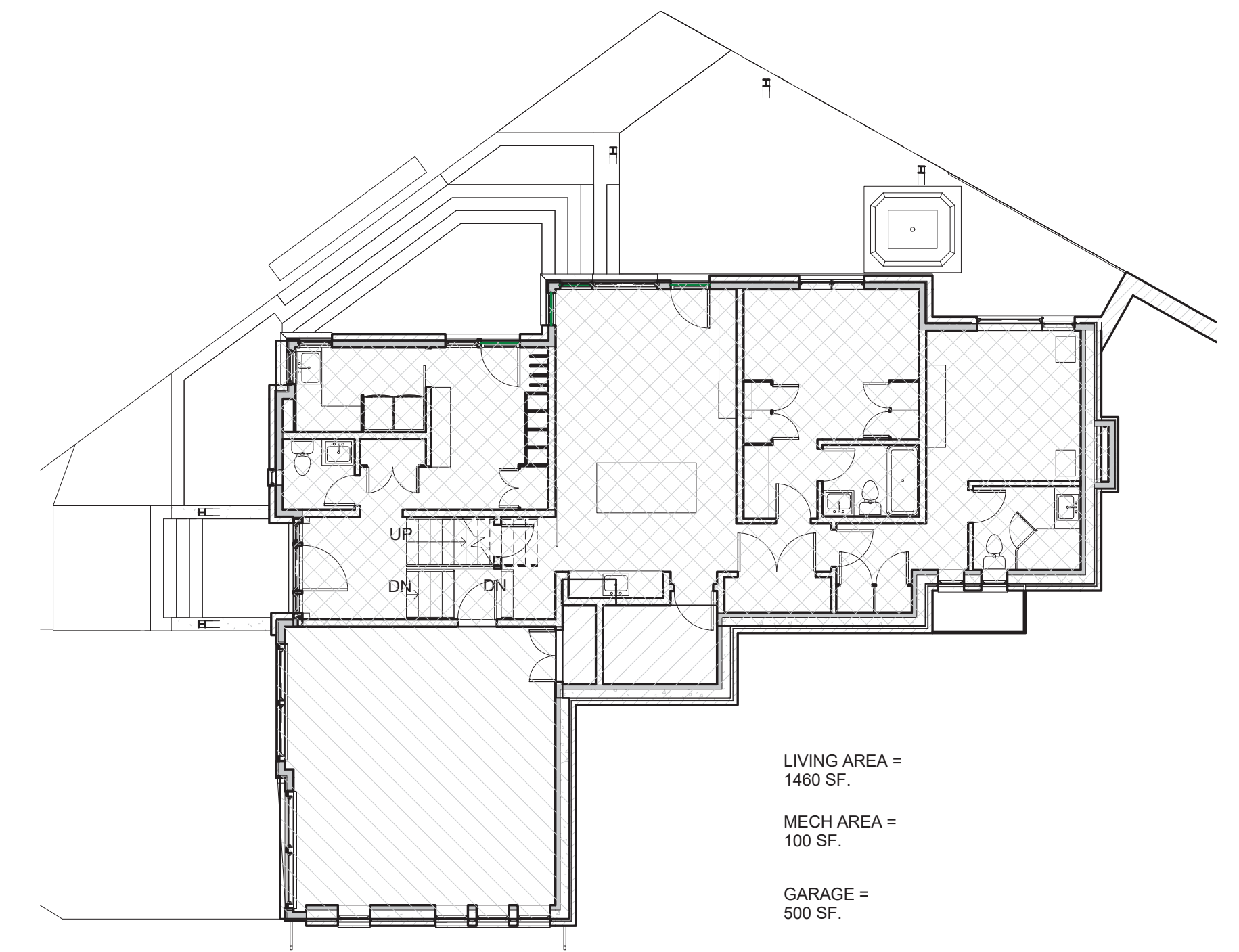
SHEET NUMBER
A203



③ AREA PLAN- LEVEL 4
1" = 10'-0"



② AREA PLAN- LEVEL 2
1" = 10'-0"



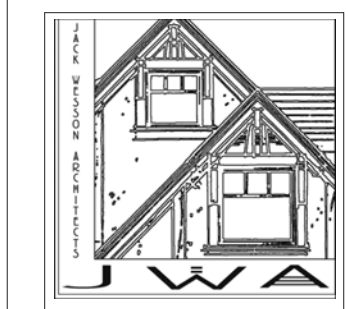
④ AREA- SITE COVERAGE
1/16" = 1'-0"

AREA ANALYSIS:

SITE AREA =	0.34 acres	14,942 sf.
ALLOW. SITE COVER. (40%) =		5,977 sf.
PRO. SITE COVER. (25.3%) =		3,775 sf.
GROSS AREA (TO FACE OF STRUCTURE):		
1ST LVL		
LIVING =		1460 sf.
MECH =		100 sf.
GARAGE =		500 sf.
2ND + 3RD LVL		
LIVING =		1908 sf.
4TH LVL		
LIVING =		946 sf.
TOTAL LIVING =		4,314 sf.
TOTAL GROSS =		4,914 sf.

***** SQUARE FOOTAGE REQUIRES A FIRE SPRINKLER SYSTEM *****

NOT FOR CONSTRUCTION



JACK WESSON ARCHITECTS INC.

110 SOUTH PINE ST. #100
TELLURIDE, COLORADO
81435
TEL: 970.728.6755
FAX:
970.728.9724
jwesson@me.com
www.jackwessonarchitects.com

MARK	REV. DATE	DESCRIPTION
3-8-21		DRB CONDITIONS
1-18-22		INTERIORS SET
11-2-21		TREE REMOVAL REVISION
10-19-21		HOA FINAL APPROVAL
8-13-21		CONSTRUCTION STAGING
8-23-21		DRB set 1
7-19-21		HOA set 1
4-21-21		SITE PLAN PROGRESS
3-25-21		AREA CALCS
3-16-21		DRWT SET
2-22-21		SITE PLANNING

PROJECT NAME:
**LOT 600BR-11-R
MOUNTAIN VILLAGE**
COLORADO 81435

SHEET DESCRIPTION:
AREA ANALYSIS

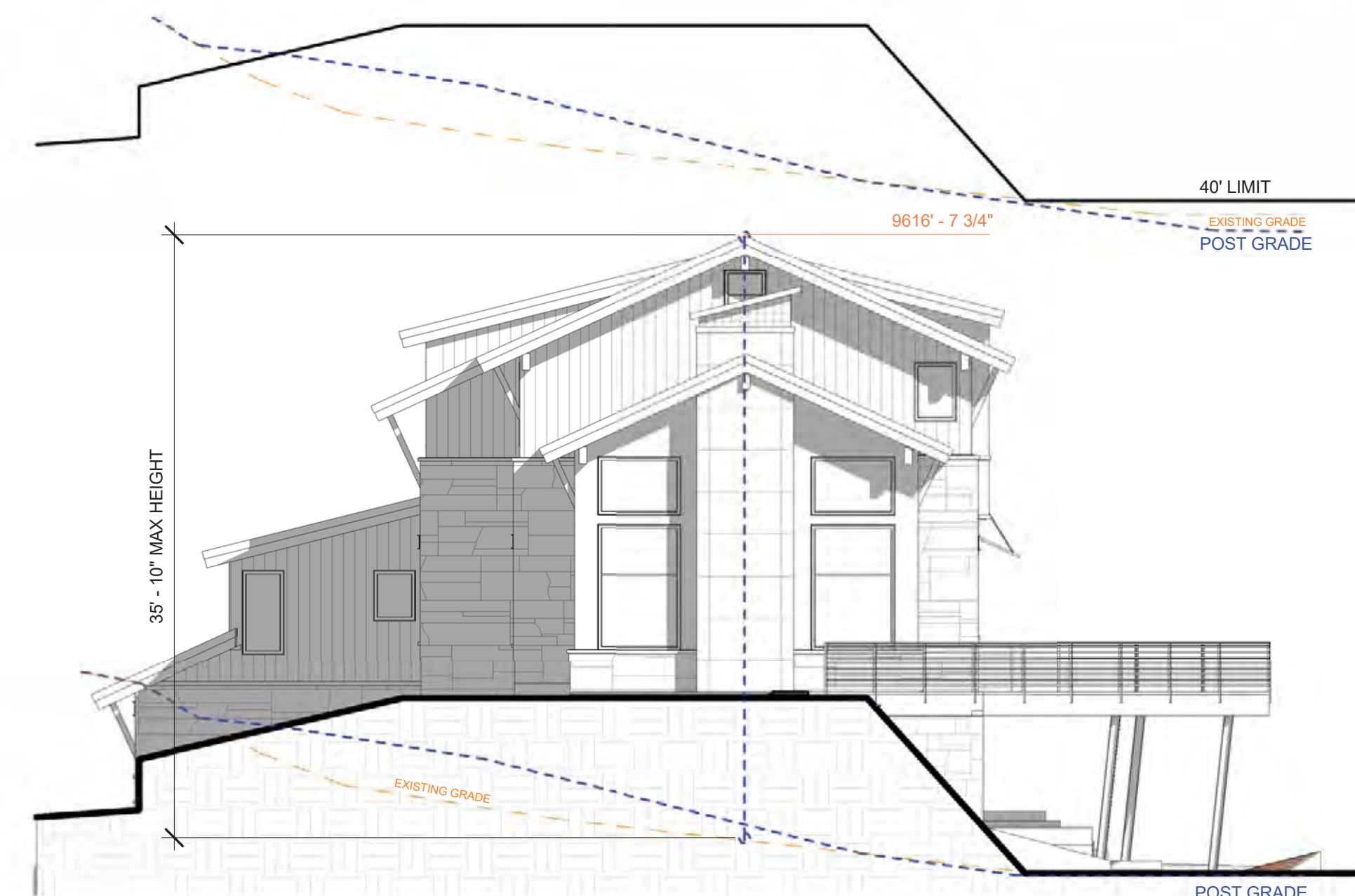
SHEET NUMBER:
A205



① HEIGHT CALC- SOUTH
1/8" = 1'-0"



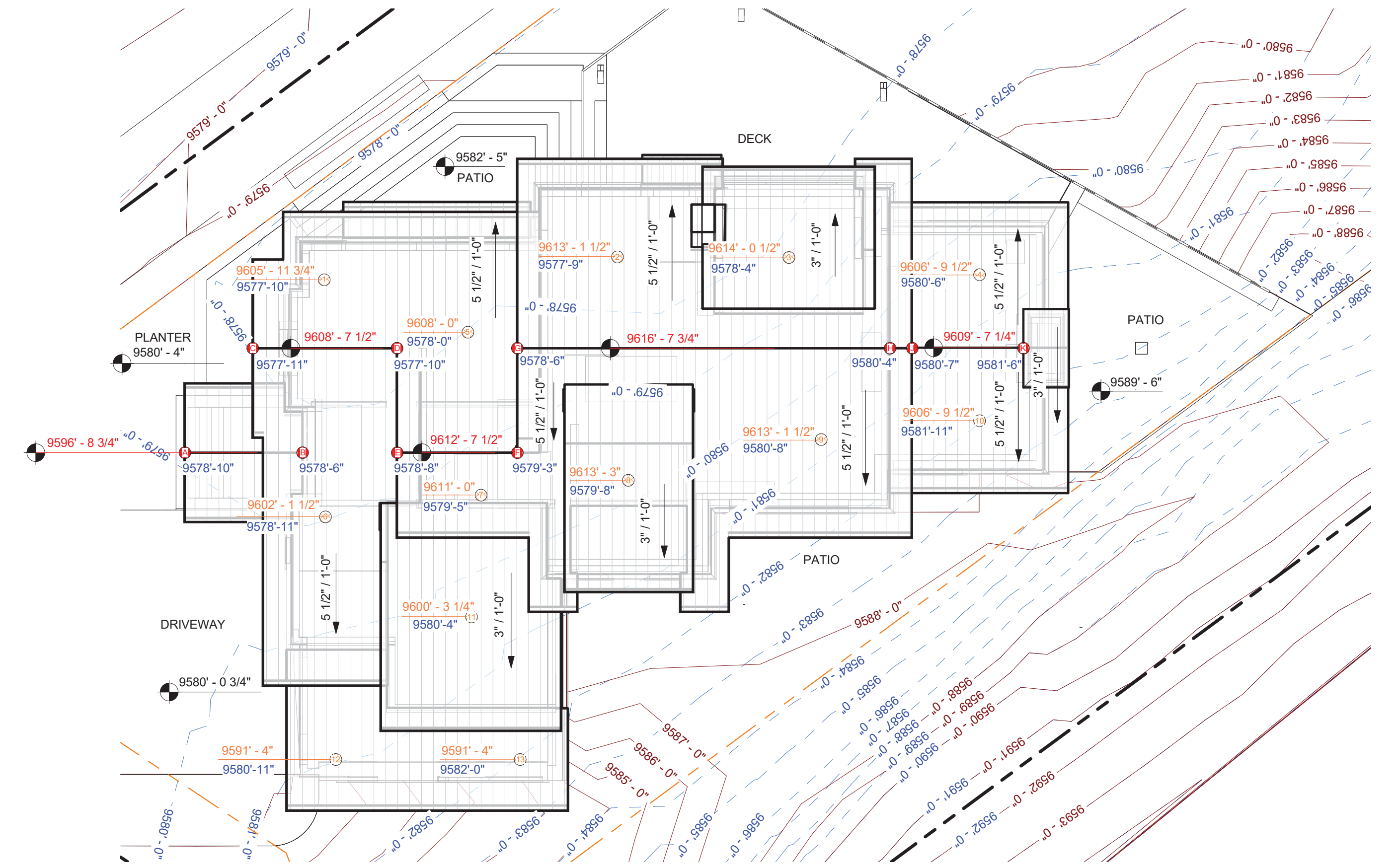
② HEIGHT CALC- WEST- FRONT
1/8" = 1'-0"



③ HEIGHT CALC- EAST
1/8" = 1'-0"



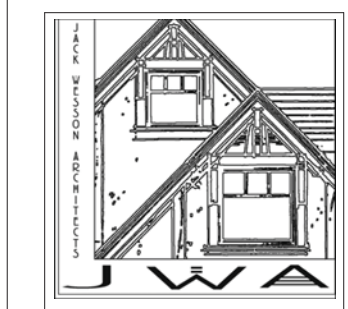
④ HEIGHT CALC- NORTH
1/8" = 1'-0"



⑤ ROOF with survey
1/8" = 1'-0"

AVERAGE GRADE CALC			HIGH POINT GRADE CALC		
PRE CONST GRADE (MOST RESTRICTIVE)	ROOF MID POINT	HEIGHT	PRE CONST GRADE (MOST RESTRICTIVE)	ROOF HIGH POINT	HEIGHT
1 9577'-10"	9605'-11 3/4"	28'-1 3/4"	SOUTH 9580'-2 3/4"	9616'-7 3/4"	36'-5"
2 9577'-9"	9613'-1 1/2"	35'-4 1/2"	WEST 9580'-0 3/4"	9616'-7 3/4"	36'-7"
3 9578'-4"	9614'-0 1/2"	35'-8 1/2"	EAST 9580'-9 3/4"	9616'-7 3/4"	35'-10"
4 9580'-6"	9606'-9 1/2"	26'-3 1/2"	MAXIMUM HEIGHT TH 9578'-4 3/4"	9616'-7 3/4"	38'-3"
5 9578'-0"	9608'-0"	30'-0"			
6 9578'-11"	9602'-1 1/2"	23'-2 1/2"			
7 9579'-5"	9611'-0"	31'-7"			
8 9579'-8"	9613'-3"	33'-7"			
9 9580'-8"	9613'-1 3/4"	32'-5 3/4"			
10 9581'-11"	9606'-9 1/2"	24'-10 1/2"			
11 9580'-4"	9600'-5"	20'-1"			
12 9580'-11"	9591'-4"	10'-5"			
13 9582'-0"	9591'-4"	9'-4"			
		341'-1"/13 = 26'-2-27/32"			AVERAGE HEIGHT

NOT FOR CONSTRUCTION



JACK WESSON
ARCHITECTS INC.

TELLURIDE, COLORADO 81435
TEL: 970-728-8755
FAX: 970-728-9724
jwesson@jwa.com
www.jackwessonarchitects.com

MARK	REV	DATE	DESCRIPTION

PROJECT NAME: 600BR-11 MOUNTAIN VILLAGE
SHEET DESCRIPTION: HEIGHT CALCUS
SHEET NUMBER: A300

PROJECT NAME: 600BR-11 MOUNTAIN VILLAGE
SHEET DESCRIPTION: HEIGHT CALCUS

PROJECT NAME: 600BR-11 MOUNTAIN VILLAGE
SHEET DESCRIPTION: HEIGHT CALCUS

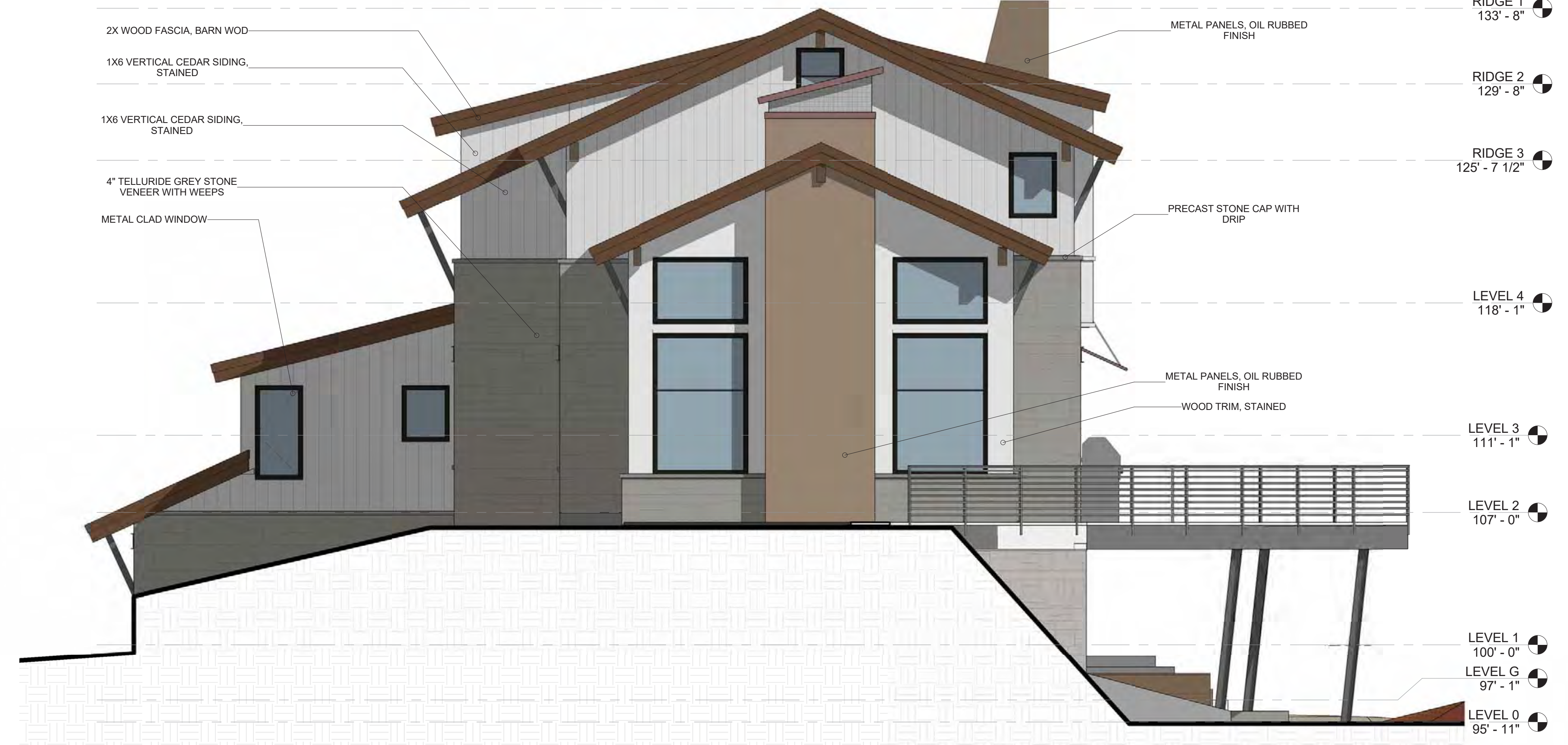
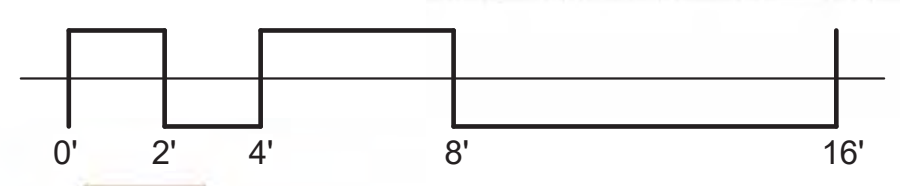
PROJECT NAME: 600BR-11 MOUNTAIN VILLAGE
SHEET DESCRIPTION: HEIGHT CALCUS

PROJECT NAME: 600BR-11 MOUNTAIN VILLAGE
SHEET DESCRIPTION: HEIGHT CALCUS

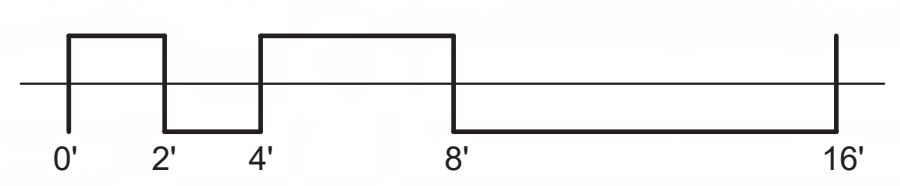
PROJECT NAME: 600BR-11 MOUNTAIN VILLAGE
SHEET DESCRIPTION: HEIGHT CALCUS



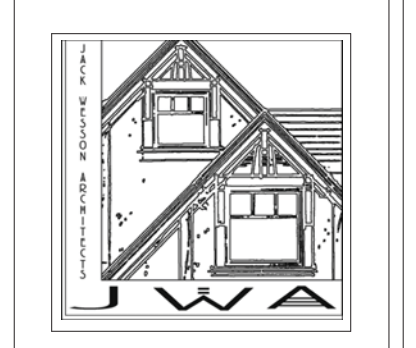
① SOUTH
1/4" = 1'-0"



② EAST
1/4" = 1'-0"



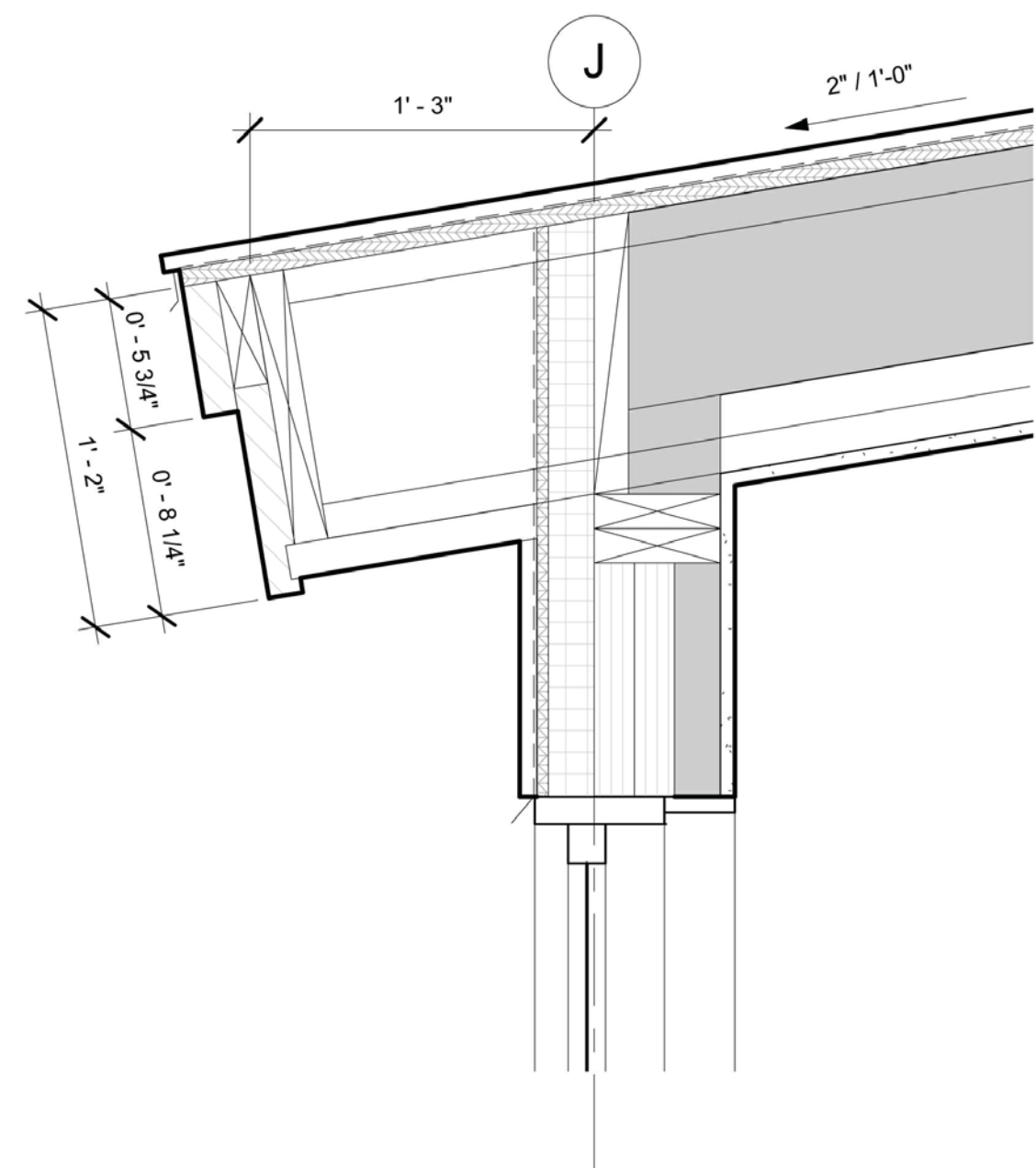
NOT FOR CONSTRUCTION



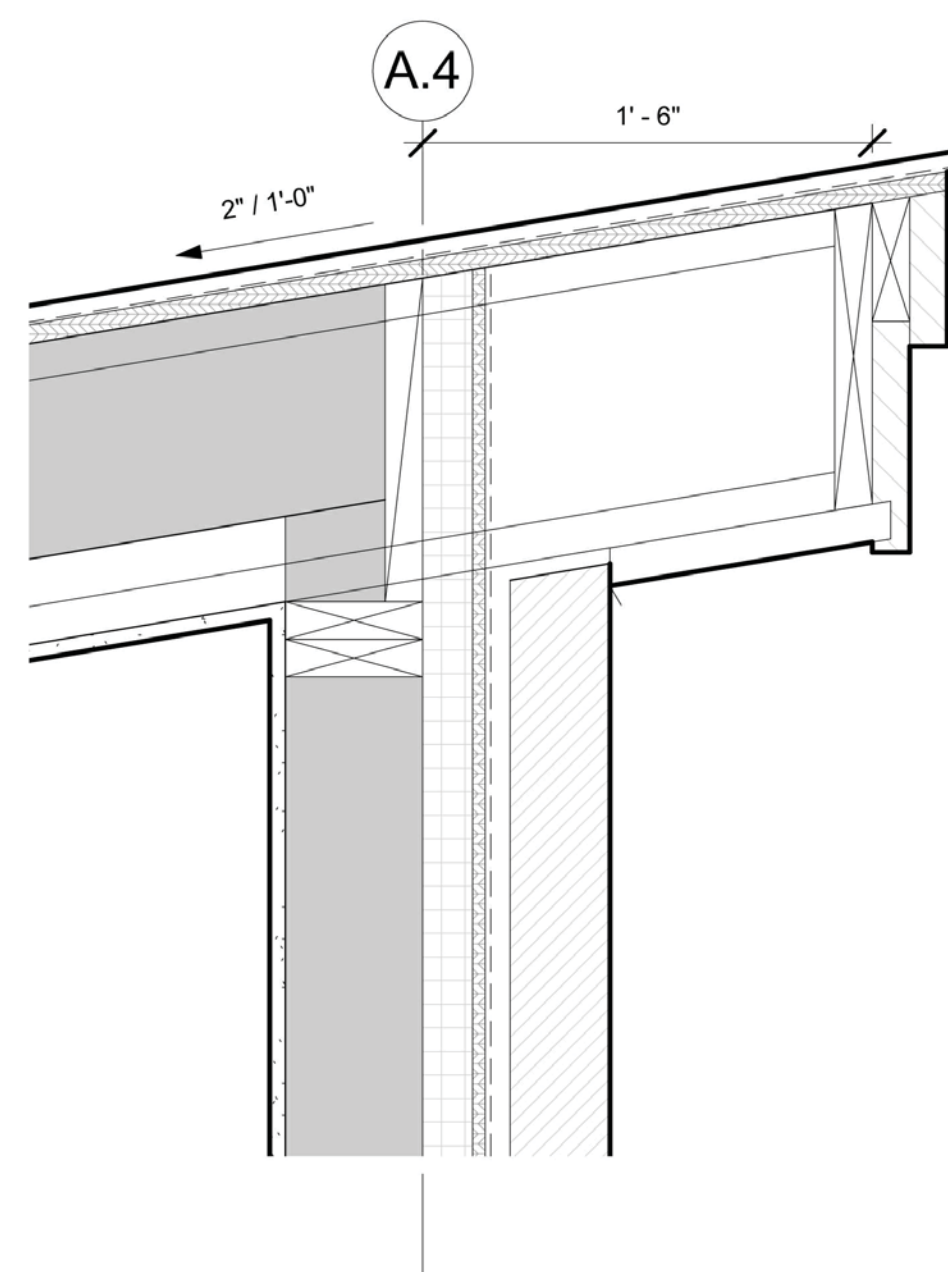
JACK WESSON
 ARCHITECTS INC.
 TELLURIDE, COLORADO 81435
 TEL: 970-728-8755
 FAX: 970-728-9724
 jwesson@jwa.com
 www.jackwessonarchitects.com

MARK	REV	DATE	DESCRIPTION
	1	3-15-2022	DRB CONDITIONS
	2	1-24-2022	DRB SITE PLAN
	3	10-27-2021	DRB PACKAGE
	4	10-4-2021	HDA NOTES
	5	8-19-2021	DRIVEWAY REV
	6	7-23-2021	DRB 1
	7	1-29-2021	REVIT 3D

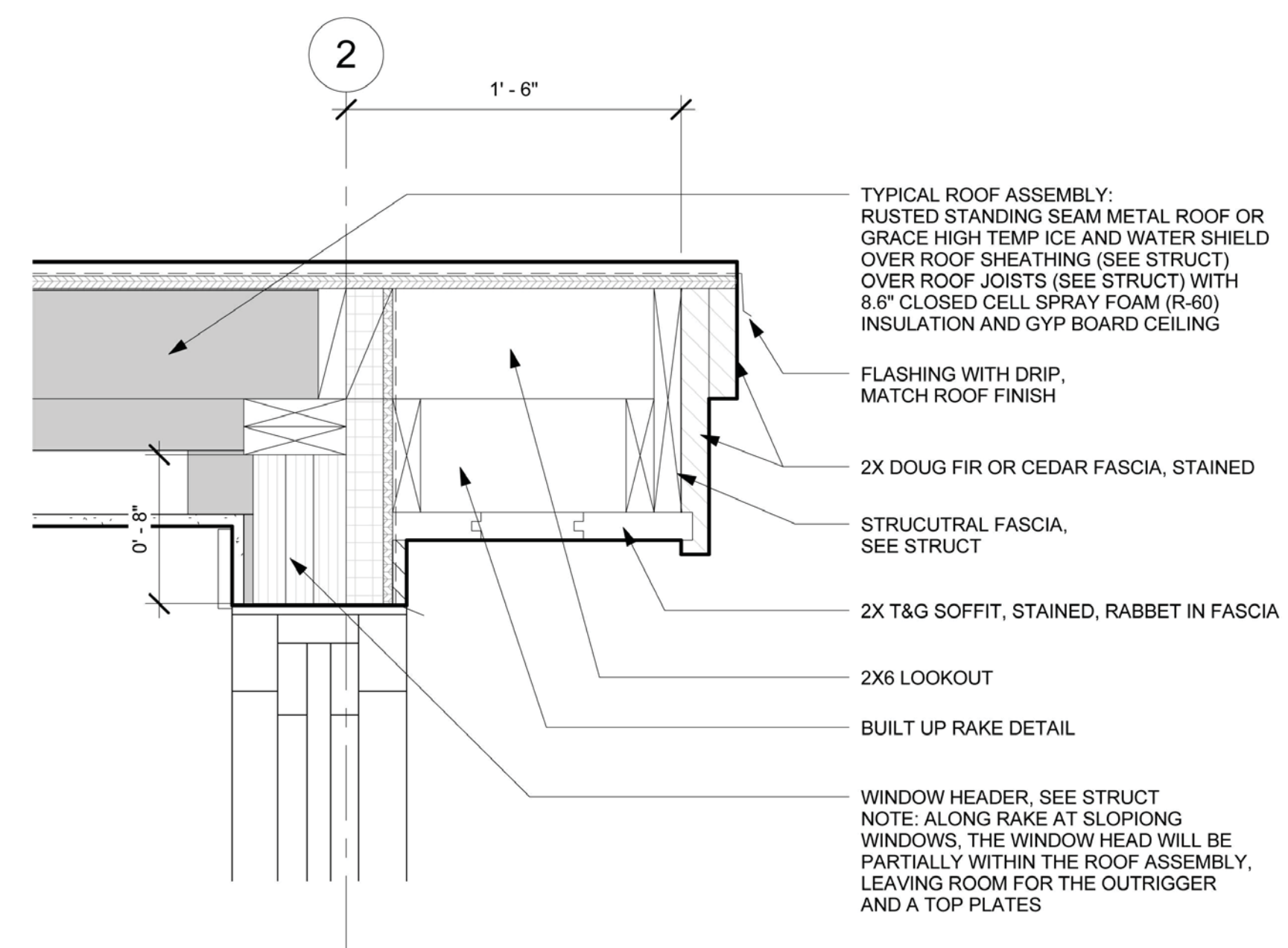
PROJECT NAME:
600BR-11
 MOUNTAIN VILLAGE
 COLORADO 81435
 SHEET DESCRIPTION:
ELEVATIONS
 SHEET NUMBER:
A302



③ DETAIL- ROOF EAVE LOWER
1 1/2" = 1'-0"



② DETAIL- ROOF EAVE UPPER
1 1/2" = 1'-0"



① DETAIL- ROOF RAKE
1 1/2" = 1'-0"

- TYPICAL ROOF ASSEMBLY:
RUSTED STANDING SEAM METAL ROOF OR
GRACE HIGH TEMP ICE AND WATER SHIELD
OVER ROOF SHEATHING (SEE STRUCT)
OVER ROOF JOISTS (SEE STRUCT) WITH
8.6" CLOSED CELL SPRAY FOAM (R-60)
INSULATION AND GYP BOARD CEILING
- FLASHING WITH DRIP,
MATCH ROOF FINISH
 - 2X DOUG FIR OR CEDAR FASCIA, STAINED
 - STRUCTURAL FASCIA,
SEE STRUCT
 - 2X T&G SOFFIT, STAINED, RABBET IN FASCIA
 - 2X6 LOOKOUT
 - BUILT UP RAKE DETAIL
 - WINDOW HEADER, SEE STRUCT
- NOTE: ALONG RAKE AT SLOPING
WINDOWS, THE WINDOW HEAD WILL BE
PARTIALLY WITHIN THE ROOF ASSEMBLY,
LEAVING ROOM FOR THE OUTRIGGER
AND A TOP PLATES

NOT FOR CONSTRUCTION



JACK WESSON
ARCHITECTS INC.
110 SOUTH PINE ST #100
TELLURIDE, COLORADO
81435
TEL: 970.728.6755
FAX:
970.728.9724
jwesson@me.com
www.jackwessonarchitects.com

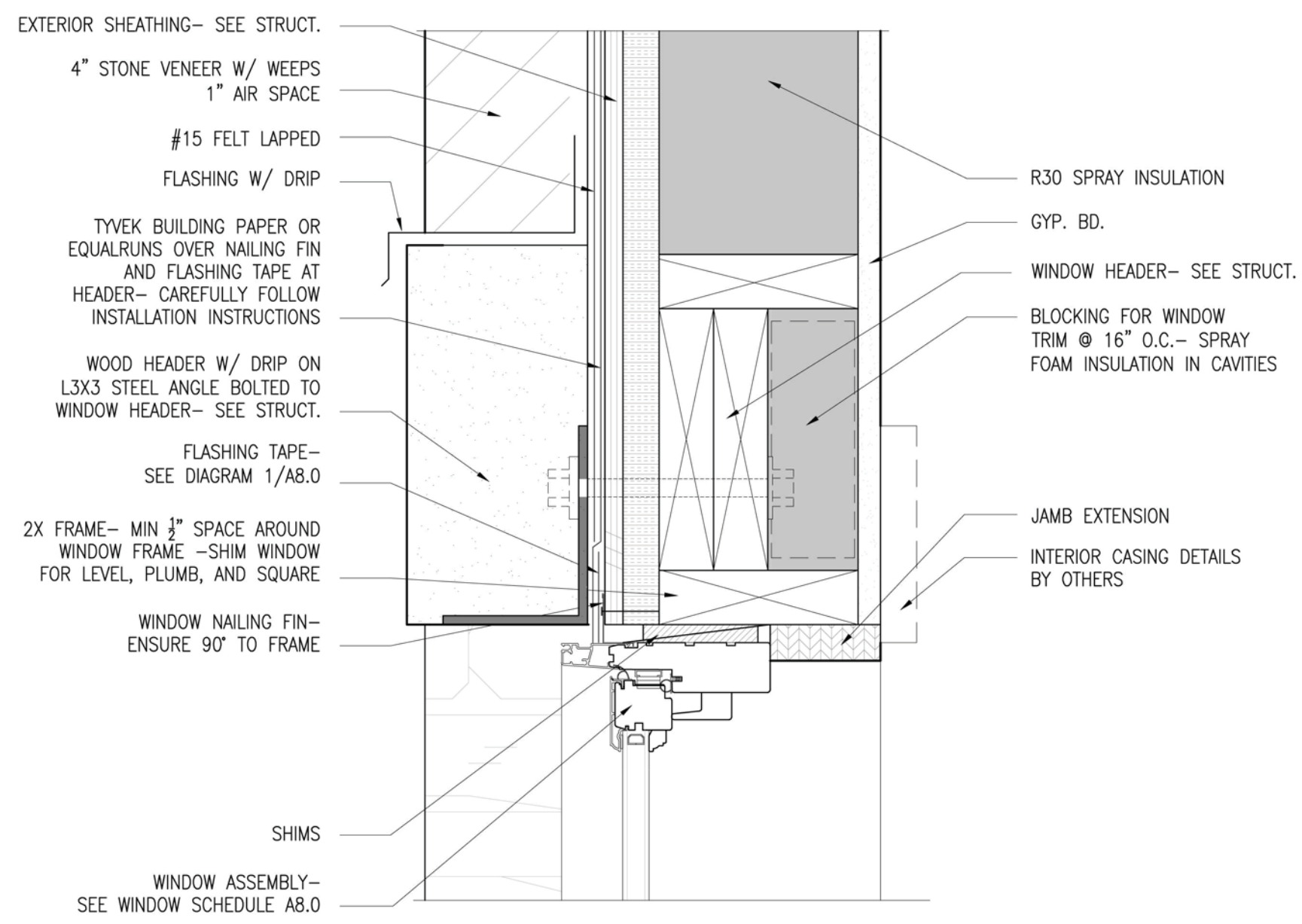
MARK	REV	DATE	DESCRIPTION
3-8-22	DRB	DRB CONDITIONS	
1-18-22		INTERIORS SET	
11-2-21		TREE REMOVAL REVISION	
10-19-21		HOA FINAL APPROVAL	
9-13-21		CONSTRUCTION STAGING	
8-23-21		DRB set 1	
7-19-21		HOA set 1	
4-21-21		SITE PLAN PROGRESS	
3-25-21		AREA CALCS	
3-16-21		DRWT SET	
2-22-21		SITE PLANNING	

PROJECT NAME:
LOT 600BR-11-R
MOUNTAIN VILLAGE

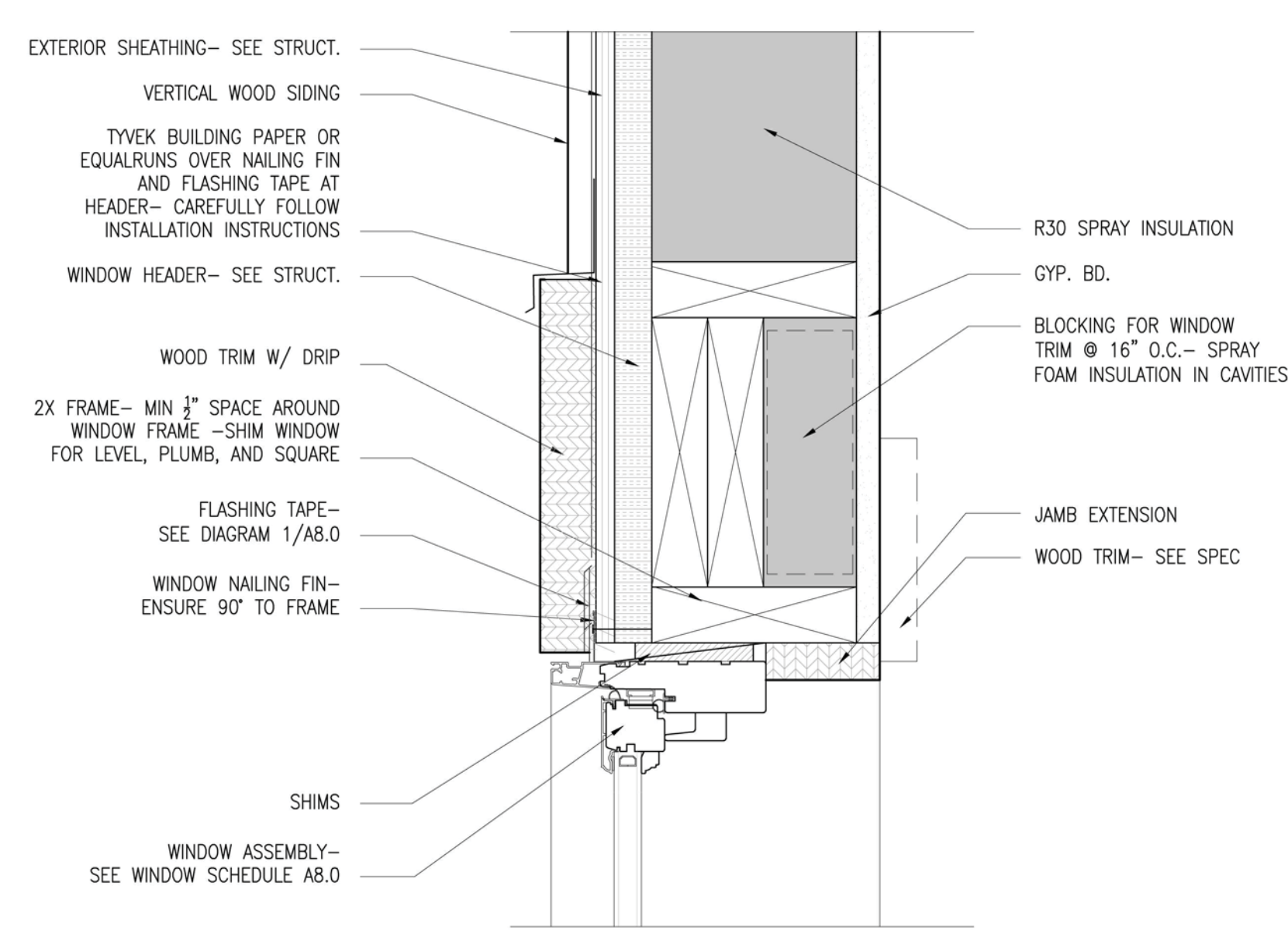
SHEET DESCRIPTION:
ROOF DETAILS

SHEET NUMBER:
A600

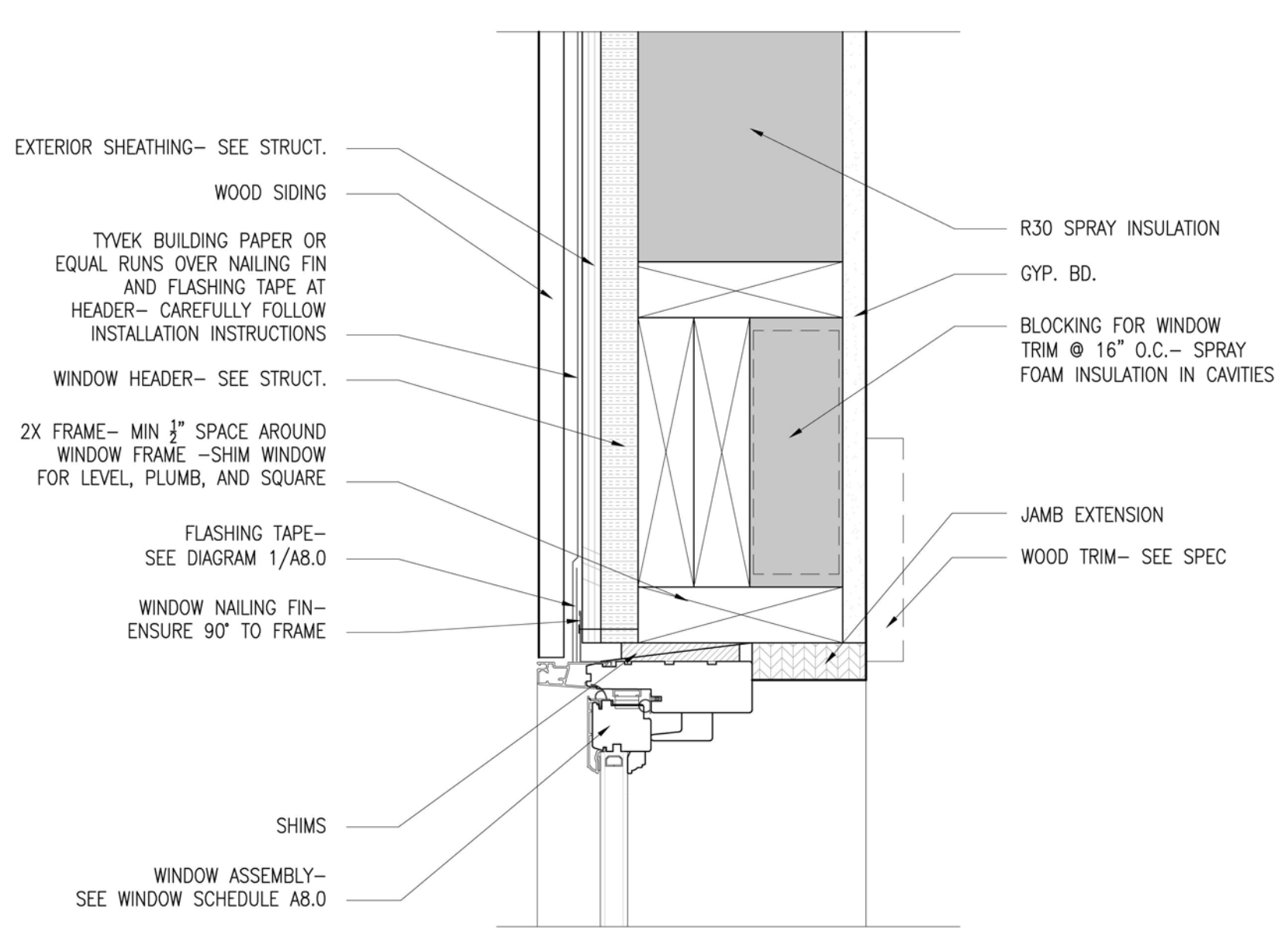
PROJECT NAME:
PROJECT MANAGER:
DRAWN BY:
REVIEWED BY:
DATE:



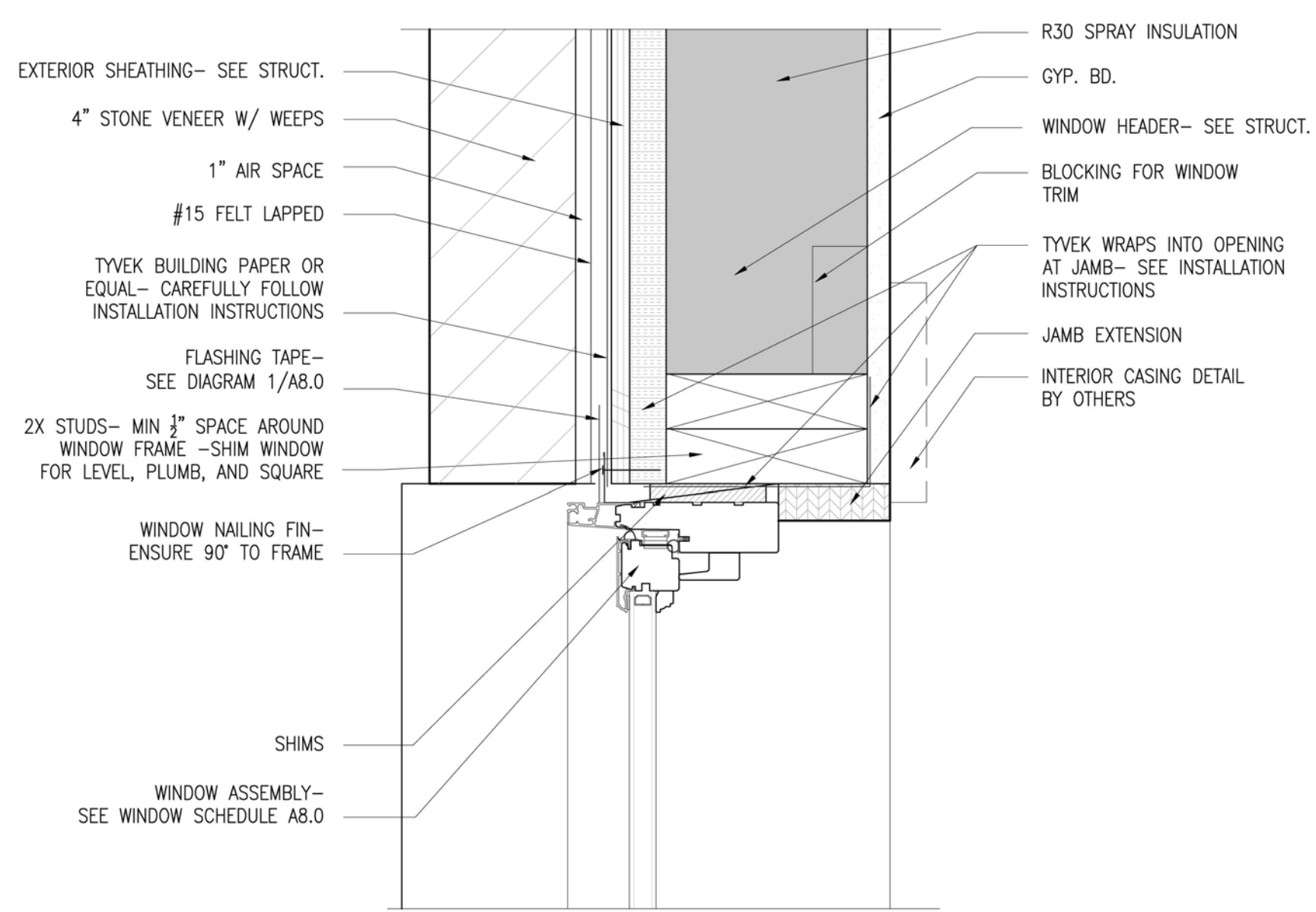
9 WINDOW HEAD
A601 STONE SIDING SCALE: 3/4" = 1'-0"



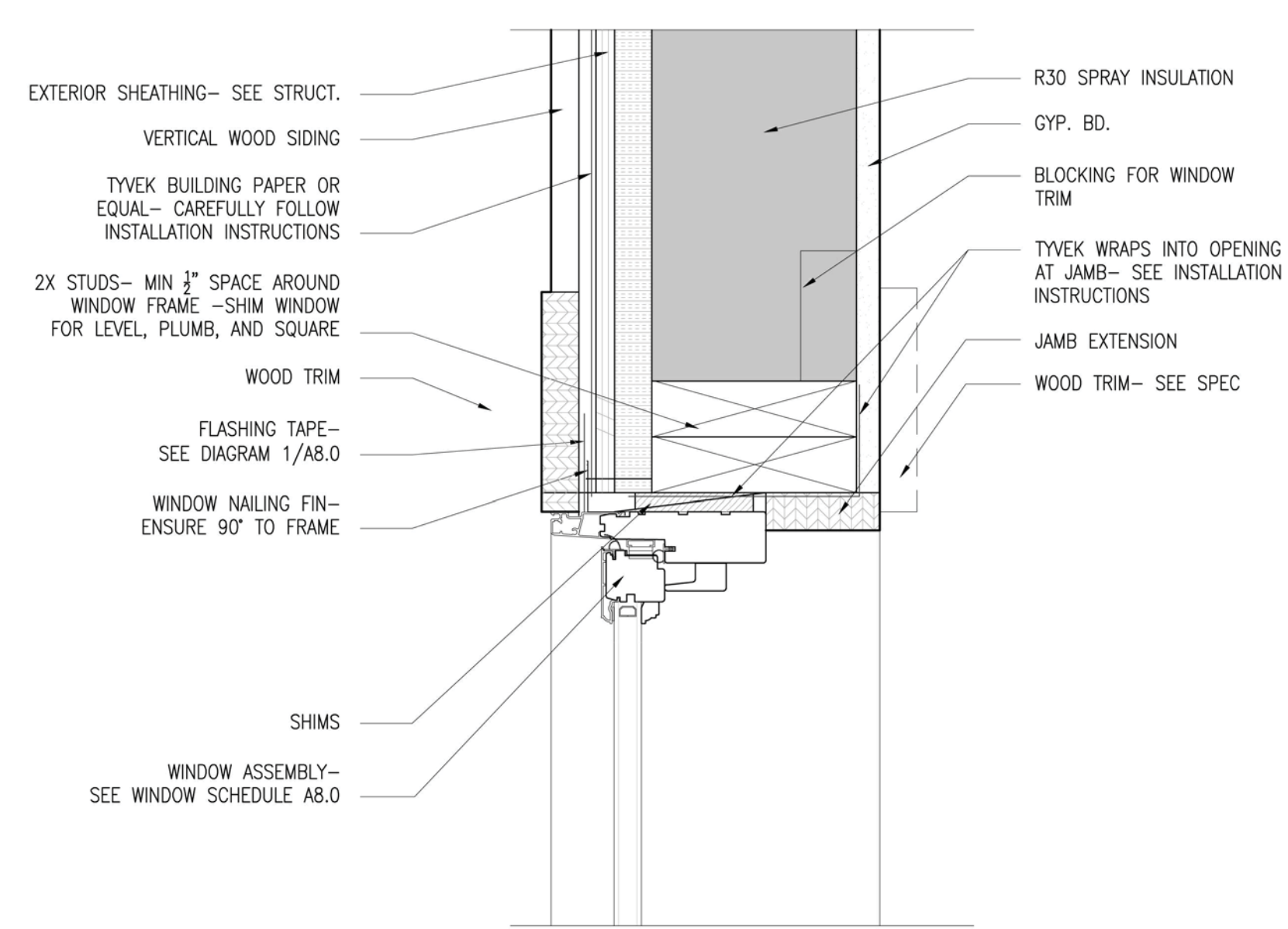
6 WINDOW HEAD
A603 WOOD SIDING-TIMBER TRIM SCALE: 3/4" = 1'-0"



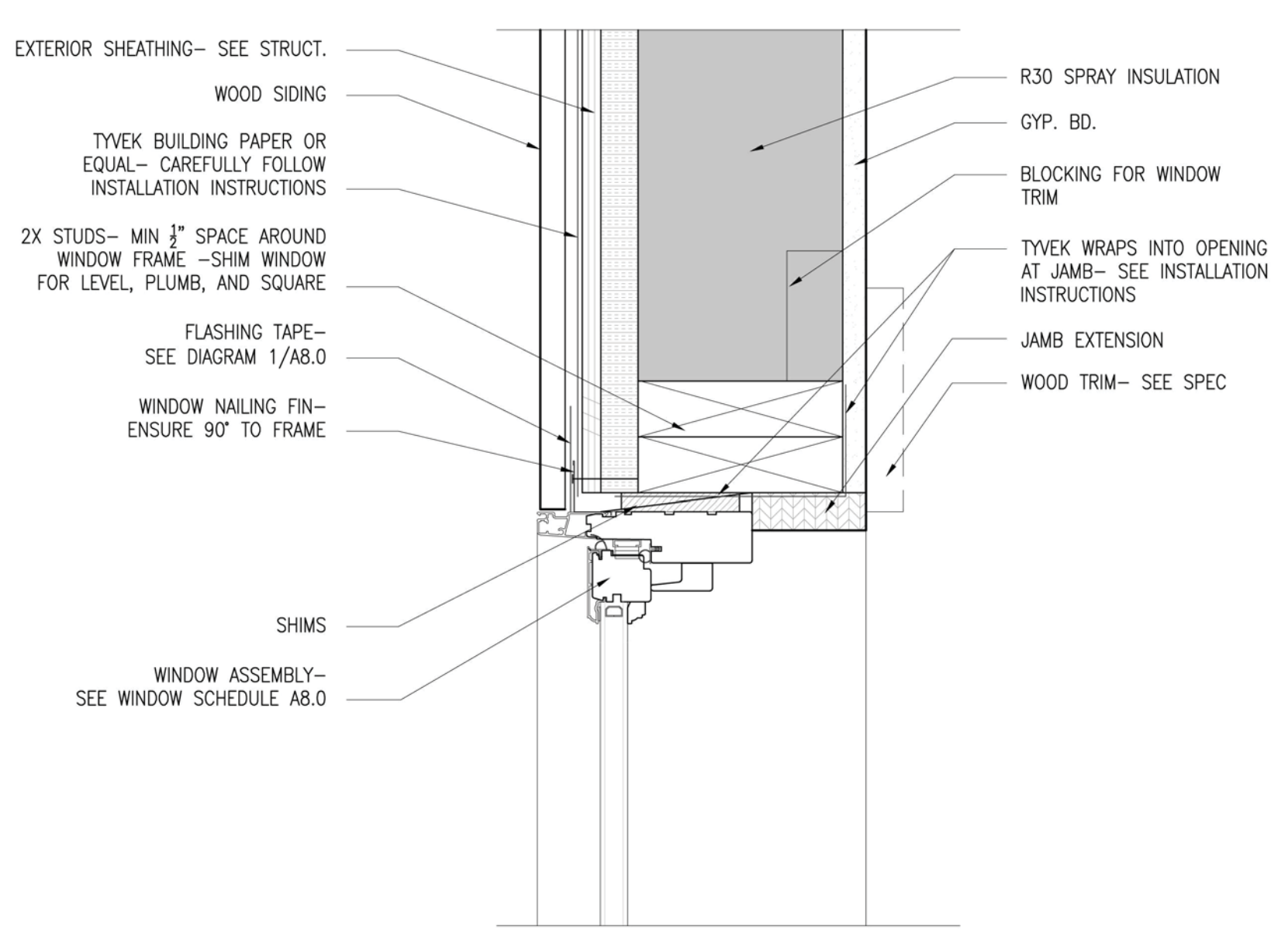
3 WINDOW HEAD
A601 WOOD SIDING SCALE: 3/4" = 1'-0"



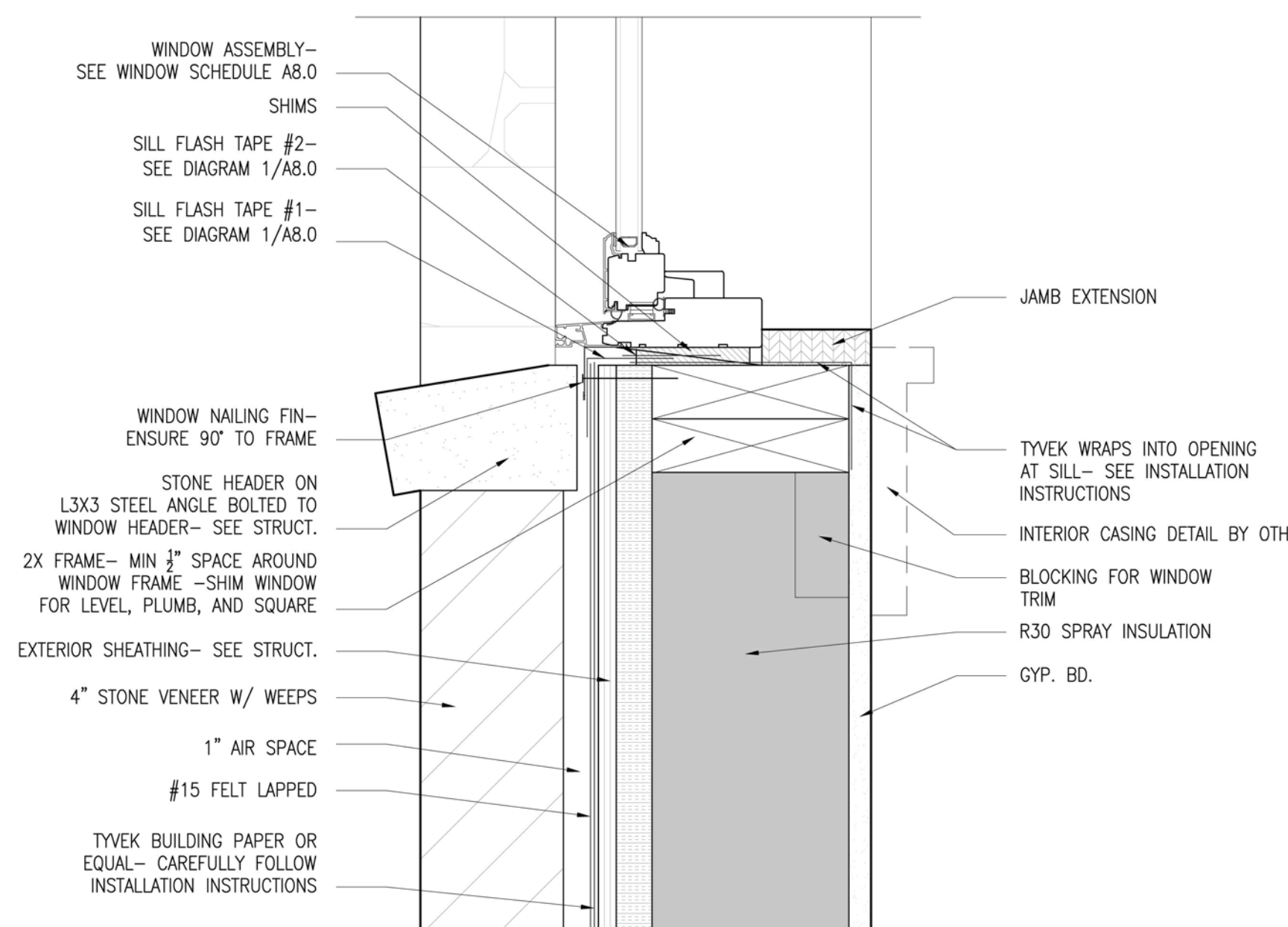
8 WINDOW JAMB
A601 STONE SIDING SCALE: 3/4" = 1'-0"



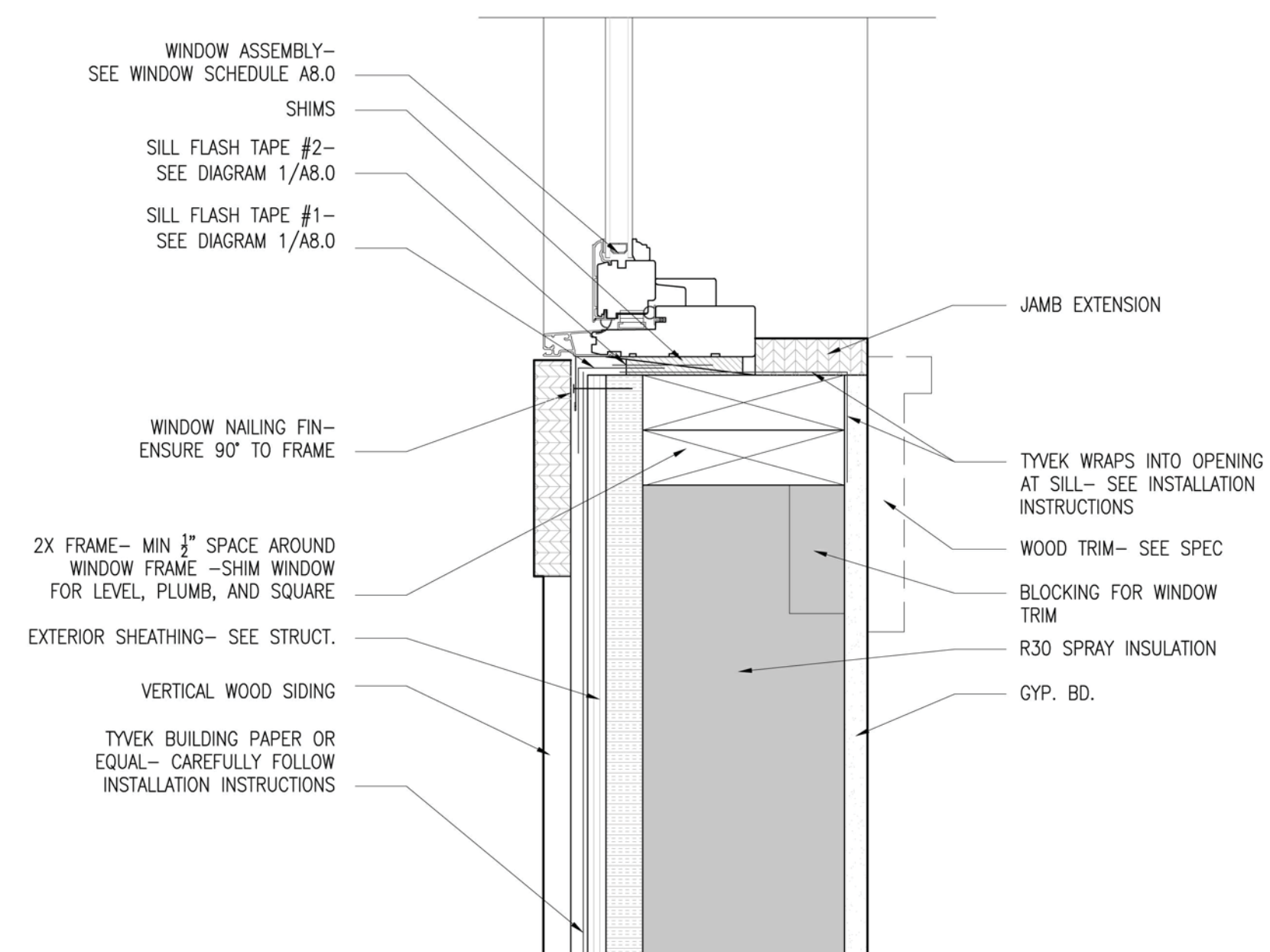
5 WINDOW JAMB
A601 WOOD SIDING-TIMBER TRIM SCALE: 3/4" = 1'-0"



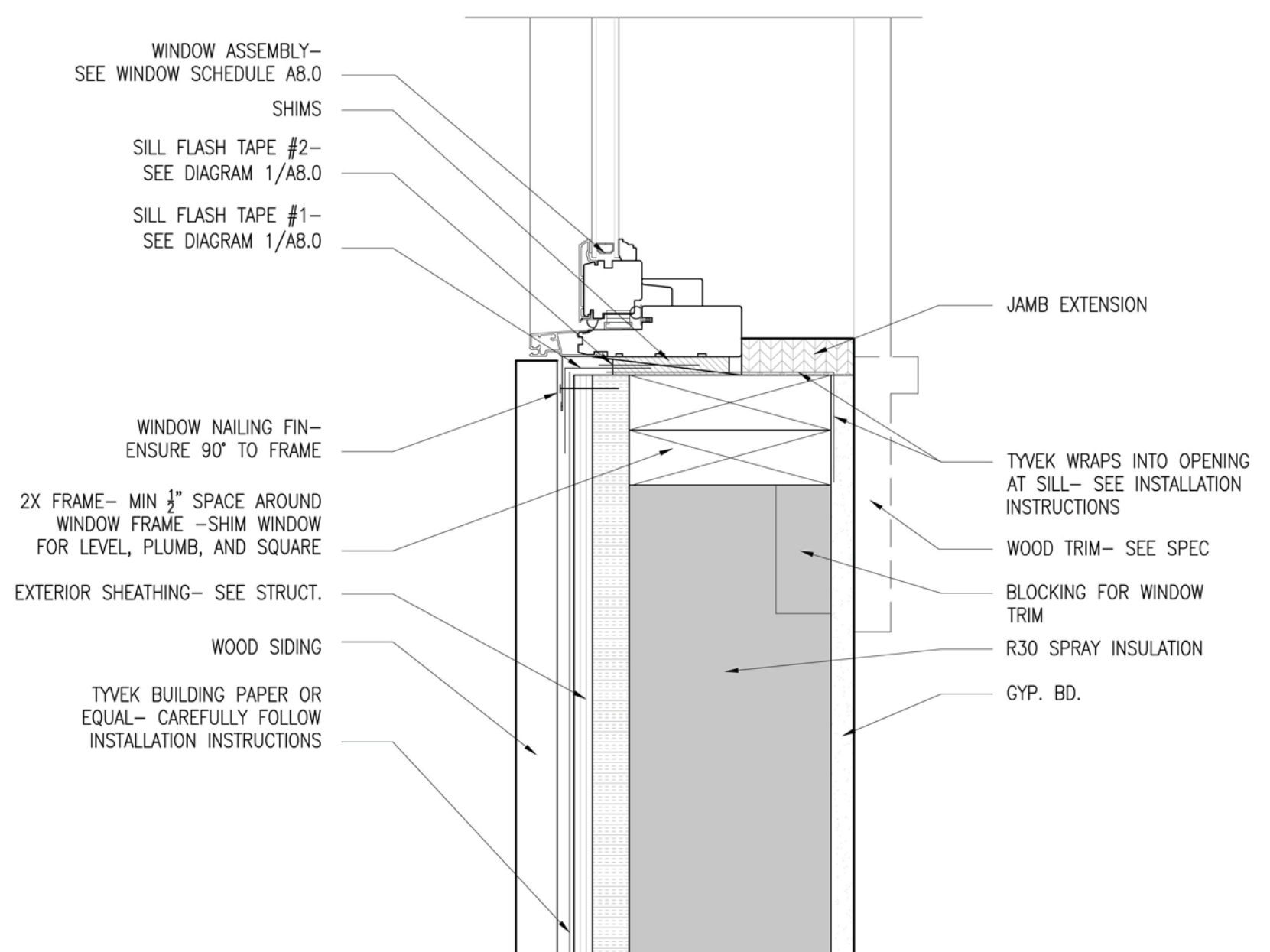
2 WINDOW JAMB
A601 WOOD SIDING SCALE: 3/4" = 1'-0"



7 WINDOW SILL
A601 STONE SIDING SCALE: 3/4" = 1'-0"

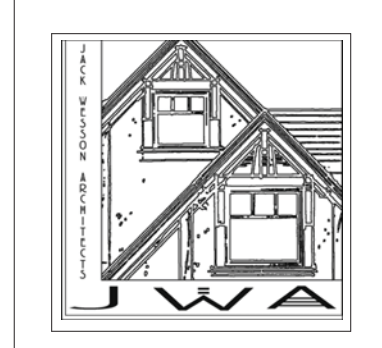


4 WINDOW SILL
A601 WOOD SIDING-TIMBER TRIM SCALE: 3/4" = 1'-0"



1 WINDOW SILL
A601 WOOD SIDING SCALE: 3/4" = 1'-0"

NOT FOR CONSTRUCTION



JACK WESSON
ARCHITECTS INC.
110 SOUTH PINE ST #100
TELLURIDE, COLORADO
81435
TEL: 970.728.6755
FAX: 970.728.9724
jwesson@jwa.com
www.jackwessonarchitects.com

MARK	REV	DATE	DESCRIPTION
	2-8-22		DRB CONDITIONS
	1-18-22		INTERIORS SET
	11-2-21		TREE REMOVAL REVISION
	10-19-21		HQA FINAL APPROVAL
	9-13-21		CONSTRUCTION STAGING
	8-23-21		DRB set 1
	7-19-21		HQA set 1
	4-21-21		SITE PLAN PROGRESS
	3-25-21		AREA CALCS
	3-16-21		DRWT SET
	2-22-21		SITE PLANNING

PROJECT NAME:
LOT 600BR-11-R
MOUNTAIN VILLAGE
COLORADO 81435

SHEET DESCRIPTION:
DETAILS- WINDOWS

SHEET NUMBER:
A601

GENERAL CIVIL ENGINEERING NOTES:

1. THE EXISTING UTILITY LINES SHOWN ON THE PLANS ARE APPROXIMATE. AT LEAST TWO (2) FULL WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO @ 1-800-922-1987 OR 811 TO GET ALL UTILITIES LOCATED. IF ANY OF THESE UNDERGROUND UTILITIES ARE IN CONFLICT WITH THE CONSTRUCTION PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND WORK WITH THE ENGINEER TO FIND A SOLUTION BEFORE THE START OF CONSTRUCTION.

INSTALLATION AND SEPARATION REQUIREMENTS SHALL BE COORDINATED WITH THE INDIVIDUAL UTILITY PROVIDERS.

THE UTILITY PROVIDERS ARE:
SEWER, WATER, CABLE TV AND FIBEROPTIC: TOWN OF MOUNTAIN VILLAGE
NATURAL GAS: BLACK HILLS ENERGY
POWER: SAN MIGUEL POWER
TELEPHONE: CENTURY LINK

2. PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES, ALL NECESSARY PERMITS SHALL BE OBTAINED BY THE OWNER OR CONTRACTOR.

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT EXCAVATED SLOPES ARE SAFE AND COMPLY WITH OSHA REQUIREMENTS. REFER TO THE SITE-SPECIFIC REPORT FOR THIS PROJECT FOR ADDITIONAL INFORMATION..

4. ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED OR LAID BACK PER OSHA REGULATIONS.

5. ALL MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE TOWN OF MOUNTAIN VILLAGE DESIGN STANDARDS LATEST EDITION. ALL CONSTRUCTION WITHIN EXISTING STREET OR ALLEY RIGHT-OF-WAY SHALL BE SUBJECT TO TOWN OF MOUNTAIN VILLAGE INSPECTION.

6. THE CONTRACTOR SHALL HAVE ONE COPY OF THE STAMPED PLANS ON THE JOB SITE AT ALL TIMES.

7. THE CONTRACTOR SHALL NOTIFY THE TOWN 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

8. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION. THE ADJOINING ROADWAYS SHALL BE FREE OF DEBRIS AT THE END OF CONSTRUCTION ACTIVITIES EACH DAY.

9. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN PROPER TRAFFIC CONTROL DEVICES UNTIL THE SITE IS OPEN TO TRAFFIC. ANY TRAFFIC CLOSURES MUST BE COORDINATED WITH THE TOWN OF MOUNTAIN VILLAGE.

10. ALL DAMAGE TO PUBLIC STREETS AND ROADS, INCLUDING HAUL ROUTES, TRAILS, OR STREET IMPROVEMENTS, OR TO PRIVATE PROPERTY, SHALL BE REPAIRED AT THE SOLE EXPENSE OF THE CONTRACTOR TO THE ORIGINAL CONDITIONS.

11. WHEN AN EXISTING ASPHALT STREET IS CUT, THE STREET MUST BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL CONDITION. THE FINISHED PATCH SHALL BLEND SMOOTHLY INTO THE EXISTING SURFACE. ALL LARGE PATCHES SHALL BE PAVED WITH AN ASPHALT LAY-DOWN MACHINE.

12. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER. ANY DISCHARGE REQUIREMENTS SHALL BE COORDINATED WITH THE TOWN OF MOUNTAIN VILLAGE.

13. CONTRACTOR SHALL NOTIFY ALL RESIDENTS IN WRITING 24 HOURS PRIOR TO ANY SHUT-OFF IN SERVICE. THE NOTICES MUST HAVE CONTRACTOR'S PHONE NUMBER AND NAME OF CONTACT PERSON, AND EMERGENCY PHONE NUMBER FOR AFTER HOURS CALLS. ALL SHUT-OFF'S MUST BE APPROVED BY THE TOWN AND TOWN VALVES AND APPURTENANCES SHALL BE OPERATED BY TOWN PERSONNEL.

14. CONTRACTOR SHALL KEEP SITE CLEAN AND LITTER FREE (INCLUDING CIGARETTE BUTTS) BY PROVIDING A CONSTRUCTION DEBRIS TRASH CONTAINER AND A BEAR-PROOF POLY-CART TRASH CONTAINER, WHICH IS TO BE LOCKED AT ALL TIMES.

15. CONTRACTOR MUST BE AWARE OF ALL TREES TO REMAIN PER THE DESIGN AND APPROVAL PROCESS AND PROTECT THEM ACCORDINGLY.

16. THE CONTRACTOR SHALL PROVIDE UNDERGROUND UTILITY AS-BUILTS TO THE TOWN.

17. ALL STRUCTURAL FILL UNDER HARDSCAPE OR ROADS MUST BE COMPACTED TO 95% MODIFIED PROCTOR (MIN.) AT PLUS OR MINUS 2% OF THE OPTIMUM MOISTURE CONTENT. NON-STRUCTURAL FILL SHALL BE PLACED AT 90% (MIN.) MODIFIED PROCTOR.

18. UNSUITABLE MATERIAL SHALL BE REMOVED AS REQUIRED BY THE SOILS ENGINEER. ALL MATERIALS SUCH AS LUMBER, LOGS, BRUSH, TOPSOIL OR ORGANIC MATERIALS OR RUBBISH SHALL BE REMOVED FROM ALL AREAS TO RECEIVE COMPACTED FILL.

19. NO MATERIAL SHALL BE COMPACTED WHEN FROZEN.

20. NATIVE TOPSOIL SHALL BE STOCKPILED TO THE EXTENT FEASIBLE ON THE SITE FOR USE ON AREAS TO BE REVEGETATED.

21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST ABATEMENT AND EROSION CONTROL MEASURES DEEMED NECESSARY BY THE TOWN, IF CONDITIONS WARRANT THEM.

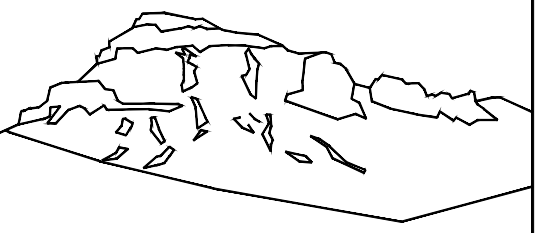
22. ALL DISTURBED GROUND SHALL BE RE-SEEDED WITH A TOWN-APPROVED SEED MIX. REFER TO THE LANDSCAPE PLAN.

23. THE CONTRACTOR IS REQUIRED TO PROTECT ALL EXISTING SURVEY MONUMENTS AND PROPERTY CORNERS DURING GRADING AND CONSTRUCTION.

24. ALL UNDERGROUND PIPE SHALL BE PROTECTED WITH BEDDING TO PROTECT THE PIPE FROM BEING DAMAGED.

25. HOT TUBS SHALL DRAIN TO THE SANITARY SEWER (OR PUMPED TO AA CLEAN-OUT).

26. THE UTILITY PLAN DEPICTS FINAL UTILITY LOCATIONS BUT HAS BEEN COMPLETED AT A PRELIMINARY STAGE. CONTRACTOR SHALL VERIFY ALIGNMENTS WITH THE ARCHITECT PRIOR TO CONSTRUCTION.



Uncompahgre
Engineering, LLC

P.O. Box 3945
Telluride, CO 81435
970-729-0683

SUBMISSIONS:

SUBMITTAL	2021-07-23
SUBMITTAL	2022-02-15

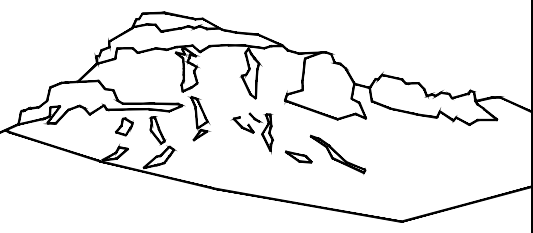
Lot 600BR-11-R
Trails Edge
Mtn. Village, CO



CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Notes

C1



Uncompahgre Engineering, LLC

P.O. Box 3945
Telluride, CO 81435
970-729-0683

SUBMISSIONS:

SUBMITTAL 2021-07-23
SUBMITTAL 2022-02-15

Lot 600BR-11-R
Trails Edge
Mtn. Village, CO



CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

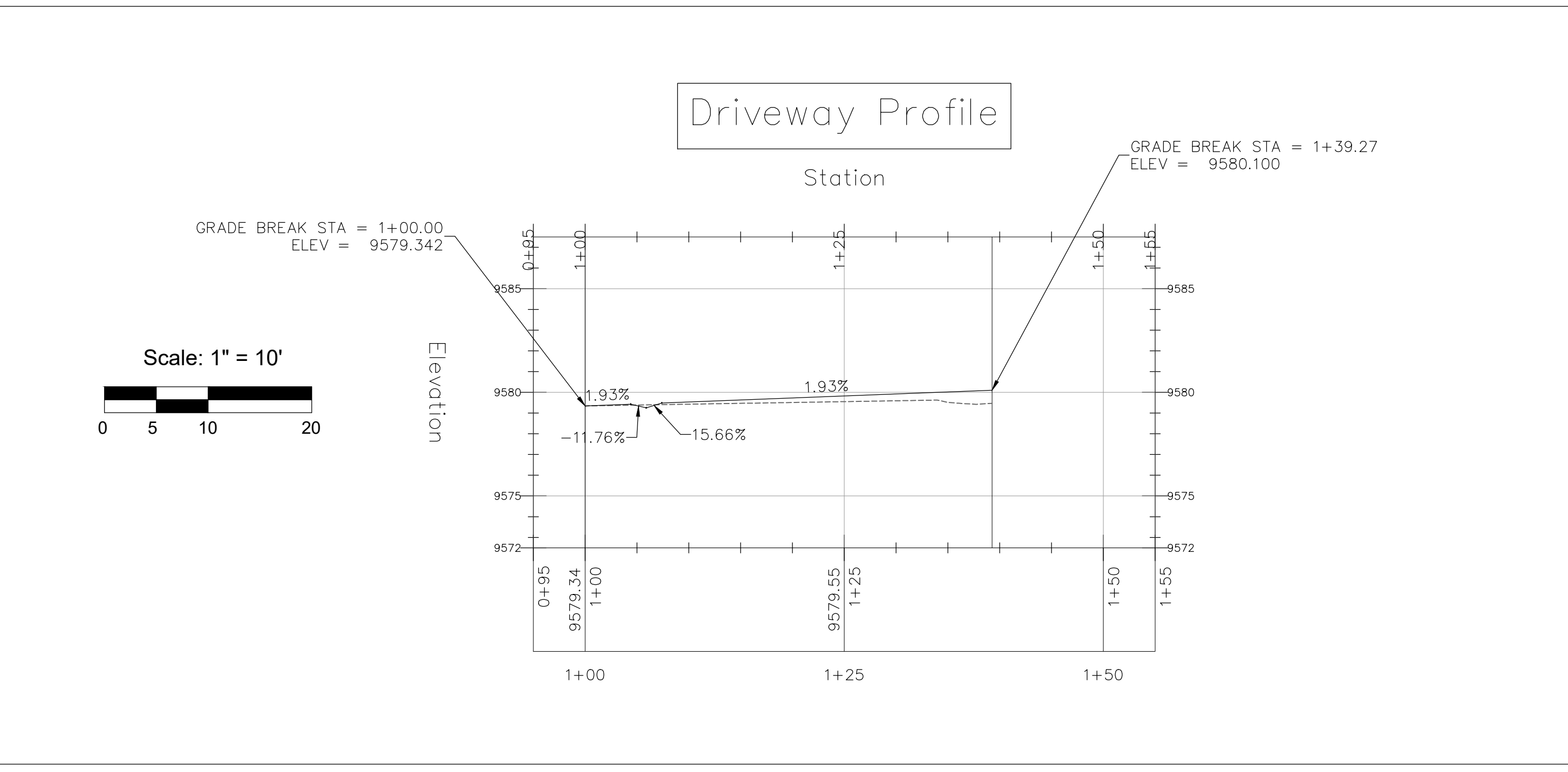
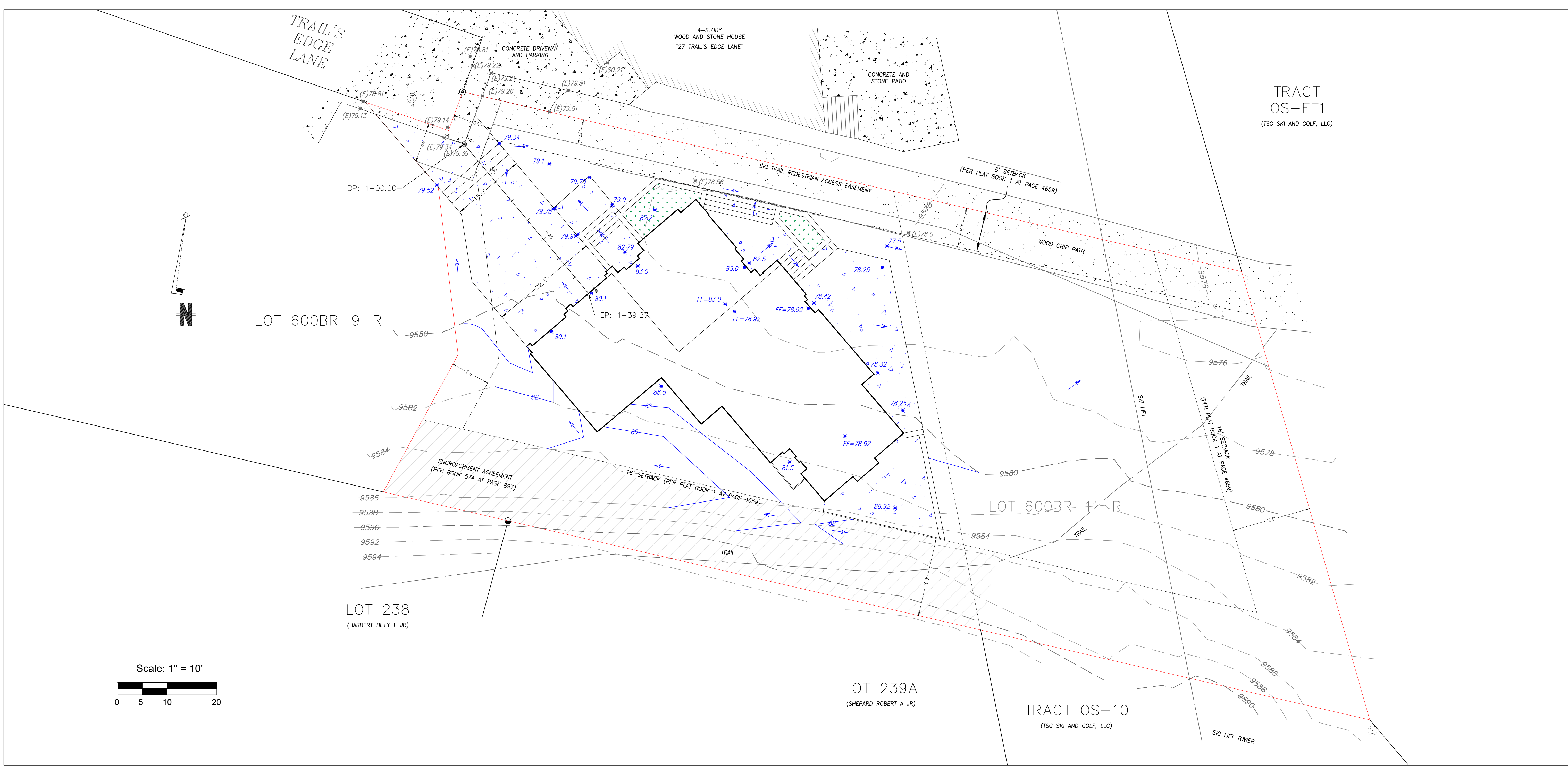
Site Grading and Drainage

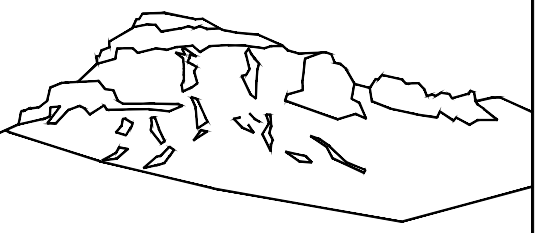
with

Driveway Profile

Trees Displayed

C2.1





Uncompahgre Engineering, LLC

P.O. Box 3945
Telluride, CO 81435
970-729-0683

SUBMISSIONS:
SUBMITTAL 2021-07-23
SUBMITTAL 2022-02-15

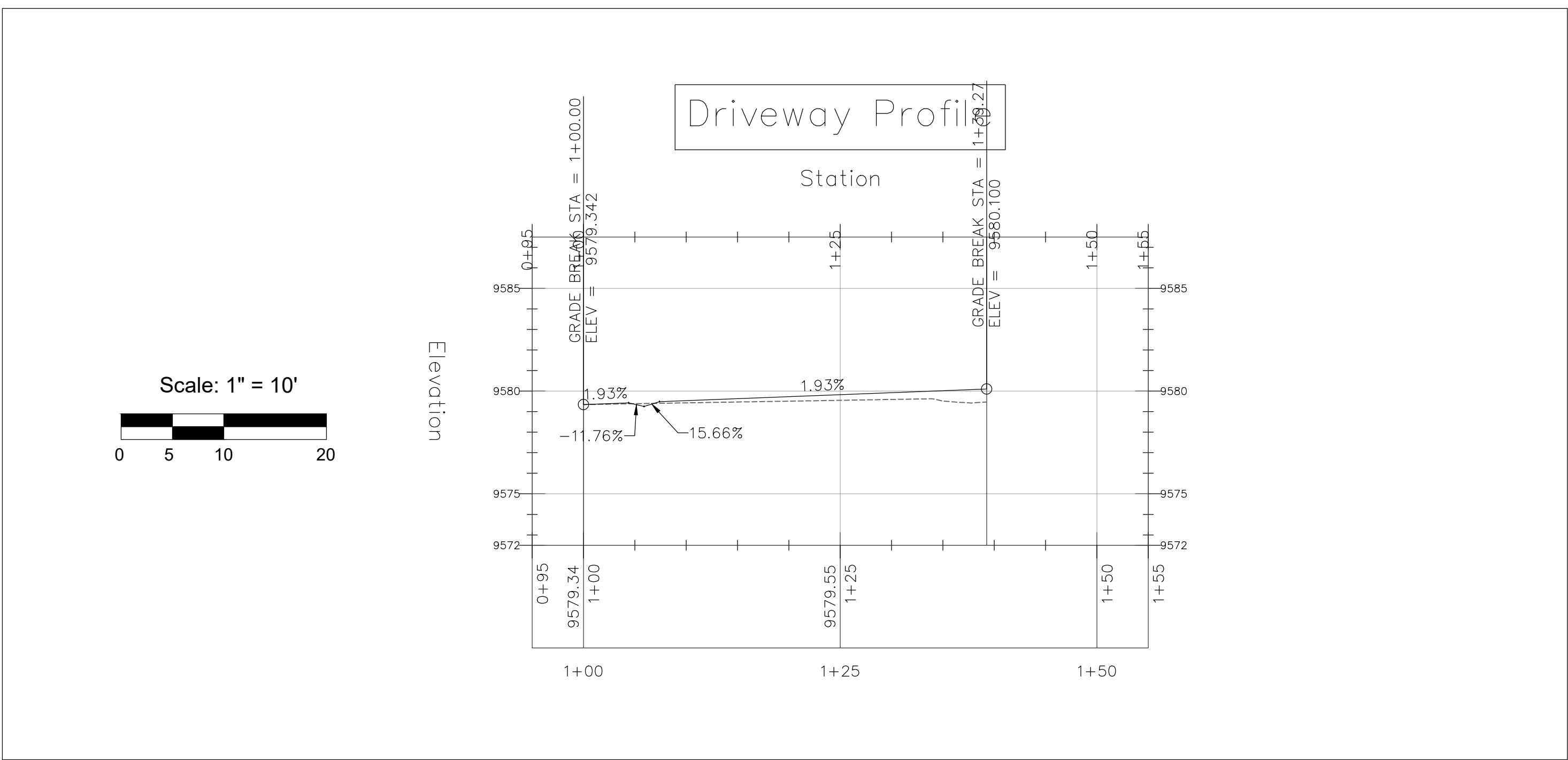
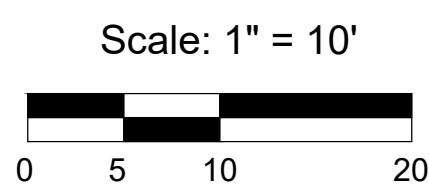
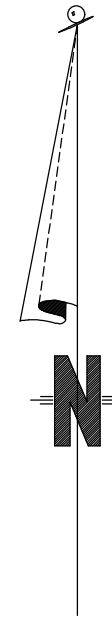
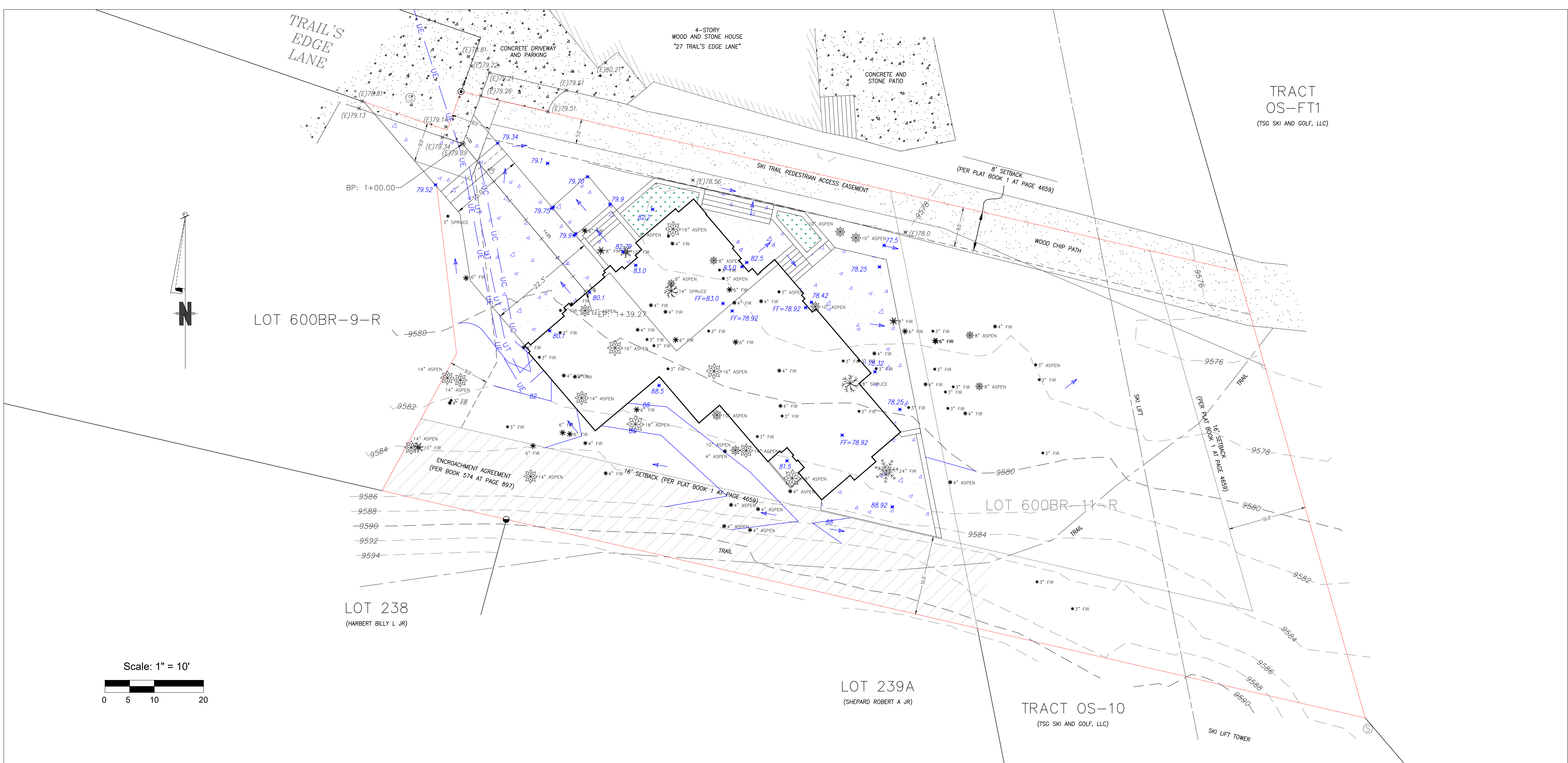
Lot 600BR-11-R
Trails Edge
Mtn. Village, CO



CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Site Grading
and Drainage
with
Driveway
Profile
Trees Displayed

C2.2



Review comments by TOMV staff forester, Michael Otto for a new single family home at lot 600BR-11

<C:\Users\Adam\Documents\00-WORK\425 W Pacific\drawings\TE11 10-18-21.pdf>
(townofmountainvillage.com)

Diversity of tree plantings of 40% is not met. Spruce species is not defined.

The wildfire mitigation plan does not define which trees are to be removed from zone 2. The Town of Mountain Village staff forester can assist with planning zone 2 thinning prescription that will meet crown-spacing requirements.

Scott Pittinger, Telski - TSG is not currently amenable to requesting a variance for the applicant's proposed improvements. All structures and improvements within the 35' GE require a variance, regardless of grade. A variance is granted, or not, at the behest of the Board and as mentioned can only be requested by the Lift Owner.

Please let us know if you need anything further from TSG for your comments to the applicant. We are open to further discussions with the applicant and TMV. It is our aim to take a neighborly approach to all adjacent property owners, but have yet to receive any direct communication from the applicant.



TELLURIDE FIRE PROTECTION DISTRICT

Scott Heidergott, Fire Marshal

Date: 01/03/2022

Address: Lot 600BR-11, 22 Trails Edge
Mountain Village, CO 81435

TFPD approves the proposal with the following conditions:

- 1) The structure is over 3,600 sq ft and shall require a monitored sprinkler system.
- 2) The width of the driveway shall meet the code of 16' total width. 12' shall be a hard surface with the shoulders meeting the same compaction required as the hard surface and shall be an all-weather driving surface.
- 3) The address monument shall be a minimum of 4'6" from grade to the bottom of the address numbers. Address numbers shall be 6" in height, reflective coated, or outlined with a reflective coating.
- 4) TFPD recommends the installation of a Knox Box for emergency entry into the structure.

From: [Mayer, Mike](#)
To: [Amy Ward](#)
Subject: proposed development of lot 600 BR-11-R
Date: Sunday, January 23, 2022 4:25:08 PM

Dear DRB-

We live full time at 109 Hang Glider and use the trail just uphill of this lot to egress from our house to the ski run. The trail is lightly shown in the plans on the south side of the lot, just uphill of Elkstone and Trails Edge.

We would just like the DRB to consider ensuring the new home design and its landscaping still allows for access to that trail for those of us that use it from Gold Hill Court and Hang Glider Drive. Based on the plans, it looks like this should all be ok, but wanted to voice our concern.

The home design itself looks very nice.

Thank you for your work for the community.

All the best

Mike and Merry Mayer
109 Hang Glider

Michael G. Mayer, CFA, CFE [Download vCard](#)
Vice President



Charles River Associates
One South Wacker Drive
34th Floor
Chicago, IL 60606

+1-312-377-9228 direct
+1-312-909-4750 mobile
+1-312-357-1001 fax
mmayer@crai.com

www.crai.com

This electronic message and its attachments contain information from the consulting firm of Charles River Associates that may be confidential or privileged. If you are not the intended recipient we ask that you notify us immediately via reply e-mail and delete or destroy this message and any copies of it. Thank you for your cooperation.



TO: Mountain Village Design Review Board
FROM: Amy Ward, Senior Planner
FOR: Design Review Board Public Hearing; March 3, 2022
DATE: February 21, 2022
RE: Staff Memo – Final Architecture Review (FAR) Lot 161D-1 Unit 22

APPLICATION OVERVIEW:

PROJECT GEOGRAPHY

Legal Description: UNIT 22 THE RIDGE AT TELLURIDE, ACCORDING TO THE PLANNED COMMUNITY PLAT OF THE RIDGE AT TELLURIDE RECORDED APRIL 5, 2004 IN PLAT BOOK 1 AT PAGE 3262 AND AS DEFINED AND DESCRIBED IN THE DECLARATION RECORDED APRIL 5, 2004 UNDER RECEPTION NO. 365201, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

Address: 4 La Salle Lane
Applicant/Agent: Steve Morton, Morton Architects
Owner: Tohelluride LLC
Zoning: Multi-Family
Existing Use: Vacant Lot
Proposed Use: Detached Condominium
Lot Size: 7,500 square feet

Adjacent Land Uses:

- **North:** Multi-Family
- **South:** Multi-Family
- **East:** Multi-Family
- **West:** Open space

ATTACHMENTS

Exhibit A: Architectural Plan Set
Exhibit B: Staff/Referral Comments
Exhibit C: County Referral Comments and Town of Telluride Comments



Figure 1: Vicinity Map

Case Summary: Steve Morton of Morton Architects (Applicant), on the behalf of Tohelluride LLC (Owner) is requesting Design Review Board (DRB) approval of a Final

Architectural Review (FAR) Application for a new single-family detached condominium located at Lot 161D-1, Unit 22, 4 La Salle Lane. The Lot is 7,500 square feet and is zoned Multi-Family. The proposal includes a detached condo with the approximate gross square footage of 6,139 square feet, with 5,806 livable s.f. Because of the home's location near the top of Coonskin Ridge, additional development regulations must be addressed in addition to the general Design Review Standards – specifically, CDC Section 17.5.16: Ridgeline Lots.

Applicable CDC Requirement Analysis: The applicable requirements cited may not be exhaustive or all-inclusive. The applicant is required to follow all requirements even if an applicable section of the CDC is not cited. ***Please note that Staff comments will be indicated by italicized Text.***

Table 1

CDC Provision	Requirement	Proposed
Maximum Building Height	45' (ridge allowance)	39' 2"
Maximum Average Height	30' (ridge allowance)	21' 11 ¾"
Maximum Lot Coverage	Not applicable to Ridge	
General Easement Setbacks	No GE	
Roof Pitch		
Primary		2:12
Secondary		2:12
Exterior Material**		
Stone	35% minimum	38.3%
Fenestration/ Glass	40% maximum	28.5%
Parking	1	1*

*Additional information has been provided below regarding parking at the Ridge.

DRB Specific Approval:

1. Metal Fascia
2. Landscaping in the GCE
3. Architectural Lighting

Design Variations:

1. Landscaping – diversity of species

Please note, this memo addresses only the design variations and specific approvals that are being requested, as well as any changes or additional information provided since the Initial Architectural and Site Review. For more information regarding the details of the Initial Architectural and Site Review please see staff memo of record dated January 24, 2022

Chapter 17.3: ZONING AND LAND USE REGULATIONS

17.3.12: Building Height Limits

Sections 17.3.11 and 17.3.12 of the CDC provide the methods for measuring Building Height and Average Building Height, along with providing the height allowances for specific types of buildings based on their architectural form. The proposed design incorporates mostly Gabled roof forms with one lower shed roof projecting outward. Because of development agreements memorialized in the CDC, the Unit 17 is classified as a ridge lot, and with that it is granted a different height allowance than other detached condominiums in the Mountain Village. The unit is subject in this case to a 45-foot height limit from finished grade.

Staff: The applicant has slightly revised the drawings showing evidence of height compliance per the Planning Director's recent building height clarifications summary. A Maximum Building Height of 39' 2" and Average Building Height calculation of 21' 11 3/4" has been provided, the applicant has also demonstrated height compliance with a parallel plane projection. It appears this project is meeting all height requirements of the CDC.

17.3.14: General Easement Setbacks

Lot 161D-1, Unit 17 is not burdened by any General Easements or Setbacks. The development documents specify that each unit on Lot 161D-1 is permitted to utilize the full 7,500 square feet allocated. The applicant is proposing a slight revision to the orientation of the building Unit. If the design review is approved as proposed, the revision to the building Unit will be handled as a staff level minor subdivision as an amendment to the condominium map prior to building permit.

Chapter 17.5: DESIGN REGULATIONS

17.5.4: Town Design Theme

Staff: Criteria met.

17.5.5: Building Siting Design

Staff: Criteria met.

17.5.6: Building Design

Staff: Criteria met.

The applicant is proposing metal fascia, if DRB finds this approvable, then a DRB specific approval should be granted.

The applicant has indicated 2620 s.f. of snowmelt which is over the 1000 square feet allowed without penalty per the CDC, this will need to be remediated.

17.5.7: Grading and Drainage Design

Staff: The applicant has provided a conceptual grading and drainage plan as it relates to access, and grading required for areas surrounding the home. Generally speaking, grading is focused mostly on the creation of the access road to the building site and the autocourt area. There are two retaining walls shown to hold grade away from the autocourt area, these are stepped to avoid any walls over the allowable 4' per the CDC. There is some additional grading on the SE and SW sides of the home to keep positive drainage away from the building. The NW side of the home has some proposed grading to create a landscaped firepit area. Half of the proposed firepit extends beyond the boundary of Unit 17, however according to the condo declarations, landscaping is allowed in the GCE as long as it is approved by DRB and the HOA. As the application was approved by the HOA, it is assumed that they approve of the proposed landscape element. If DRB finds this landscaping approval appropriate than a specific approval should be granted.

17.5.8: Parking Regulations

Pursuant to Resolution No. 2003-0610-10 and the Lot 161CR settlement agreement the parking requirement for this property is one parking space to be satisfied either by a parking reservation agreement at Lot 161CR when the parking garage is finally developed or a parking payment in lieu to the Town of Mountain Village. The applicant has provided a copy of the parking reservation agreement as part of this submittal.

17.5.9: Landscaping Regulations

The applicant has provided a revised landscaping plan that substantially increases the number of trees planted, however they are still not quite meeting the diversity of species clause. Though the diversity of species is not being met, the Town Forester recommends waiving this requirement for this project. If DRB agrees, then a design variation should be granted.

17.5.11: Utilities

Staff: All utilities are currently located within proximity to the home. The applicant shall work with the Public Works Director before the final review to verify the specific locations of the connections for the home. The plan set shows the proposed connections and the locations of the proposed utilities based on field research.

17.5.12: Lighting Regulations

Staff: The applicant has provided a lighting plan and photometric study. Both of the recessed can fixtures as well as the path lighting fixture (fixtures L1, L2 and L3) have lumen output that exceed the max allowable per the CDC. The applicant has specified that the fixtures will be placed on a dimmer system to cap their output. The deck on the NW side of the home has LED strip lighting installed that will wash the underside of the roof deck (see detail at L2.0). DRB seemed to find this detail generally approvable at Initial Review and therefore a specific approval should be granted. It should be noted that since Initial review the applicant has reduced the number of fixtures on the main level deck by five, this should help to reduce the overall visibility of this home from the Mountain Village Core. Additionally, the Ridge Settlement agreement has additional lighting requirements for any lighting fixtures that face east towards the valley floor. The proposed lighting does not include any fixtures that would contradict these requirements.

17.5.13: Sign Regulations

Staff: The applicant has provided a detail for the address monument, it seems to be meeting all of the regulations of the CDC in terms of both dimensions and lighting. Because the cart path does not meet up with a road right of way, the location of the monument doesn't have any specific requirements, staff feels that the proposed location would be visible, however if the cart path were to be continued to a future development there is a chance that it might need to be re-sited to be visible from a future intersection.

17.5.16: Ridgeline Lots

The CDC identifies Lot 161D-1 as a part of the Ridge Area and as such provides additional design restrictions. As previously described, the intent of these standards is to memorialize the restrictions in the development agreement. These provisions attempt to require the home to maintain visual subordination to the natural landscape along the ridge.

Staff: The Ridgeline requirements were discussed in detail in the staff memo of January 24, 2022 and staff feels that all the requirements are being met.

Chapter 17.6: SUPPLEMENTARY REGULATIONS

17.6.1: Environmental Regulations

Fire Mitigation and Forestry Management: There are (2) bristlecone pines included in the Zone 1 Fire Mitigation area, these are generally allowable if planted within a raised planter bed- since these two trees are flanked with stone retaining wall, staff would consider this the equivalent of a raised planter bed. Otherwise the project is meeting fire mitigation requirements.

Steep Slopes: The building site does contain steep slopes but due to the nature of the predetermined location of the Unit –the steep slopes are impractical to avoid.

17.6.6: Roads and Driveway Standards

Staff: At Initial Review staff had some concerns regarding the grade of the cart path. The applicant's presentation at Initial addressed those concerns, and staff is satisfied with the cart pat as proposed. Criteria met.

17.6.8: Solid Fuel Burning Device Regulations

Staff: Criteria met.

Chapter 17.7: BUILDING REGULATIONS

17.7.19: Construction Mitigation

Staff: The applicant has revised the CMP to show perimeter fencing. Staff has no additional concerns regarding construction mitigation.

Staff Recommendation: Staff is recommending approval of the Final Architectural Review for Loot 161D1-22.

Staff Note: It should be noted that reasons for approval or rejection should be stated in the findings of fact and motion.

Proposed Motion for Approval:

If the DRB deems this application to be appropriate for approval, Staff requests said approval condition the items listed below in the suggested motion.

I move to approve the Final Architectural and Site Review for a new single-family detached condominium located at Lot 161D-1 Unit 22, based on the evidence provided within the Staff Memo of record dated January 24, 2022, with the following specific approvals and DRB Specific Approvals:

1. Metal Fascia
2. Landscaping in the GCE
3. Architectural Lighting

Design variations:

1. Landscaping – diversity of species

And, with the following conditions:

- 1) The lighting system will be placed on a capped dimmer system that will limit lumen output of all fixtures to those levels allowed per CDC lighting regulations.
- 2) Prior to issuance of a building permit the applicant must provide the town with an executed copy of the Addendum to Reservation and Escrow Agreement for parking.
- 3) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
- 4) Prior to the issuance of a building permit the applicant shall finalize the minor subdivision process altering the Unit 22 location on the condominium map for town review, and record a new condo map with San Miguel County.
- 5) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.

- 6) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.
- 7) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the common open-space.
- 8) Prior to the Building Division conducting the required framing inspection, a four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
 - a. The stone, setting pattern, and any grouting with the minimum size of four feet (4') by four feet (4');
 - b. Wood that is stained in the approved color(s);
 - c. Any approved metal exterior material;
 - d. Roofing material(s); and
 - e. Any other approved exterior materials
- 9) It is incumbent upon an owner to understand whether above grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their lot. Relocation of such above grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.

/aw

architect

Town of Mountain Village Sketch Design Review
Freeman Residence – Lot 22 The Ridge
2-14-22

The building site is located within the Ridge Development (161D-1 parcel) near the top of the gondola. The home is designed to be a single family detached condominium home on three levels in a traditional alpine vernacular with contemporary references and details. The site is accessible via snow melted electric cart paths only, or via the ski slopes. The home is designed to blend with the surrounding ski area and other homes and respects the natural topography and landscape. The home will have shallow sloping shed roof lines often seen in alpine architecture. It will be built with materials proven to last in a high alpine environment. The primary building forms have been designed to have strong architectural lines and heed the building height restrictions and all of the design regulations.

We are requesting a small rotation in the building envelope to shift out of steeper topography and maximize sun and view angles. The building envelope will not change in size. The rotation will occur around the existing northwest corner of the building envelope.

The driveway/cart path to the site is planned to be connected to the existing HOA snow melted road system. The new HOA road/driveway extension will be approximately 210' long and 10' wide. (2100sf). The residence will require 620 sf of the allowable 1000sf of exterior snowmelt, therefore the remaining 320sf will be used to supplement the 2000 sf of snow melted deck areas.

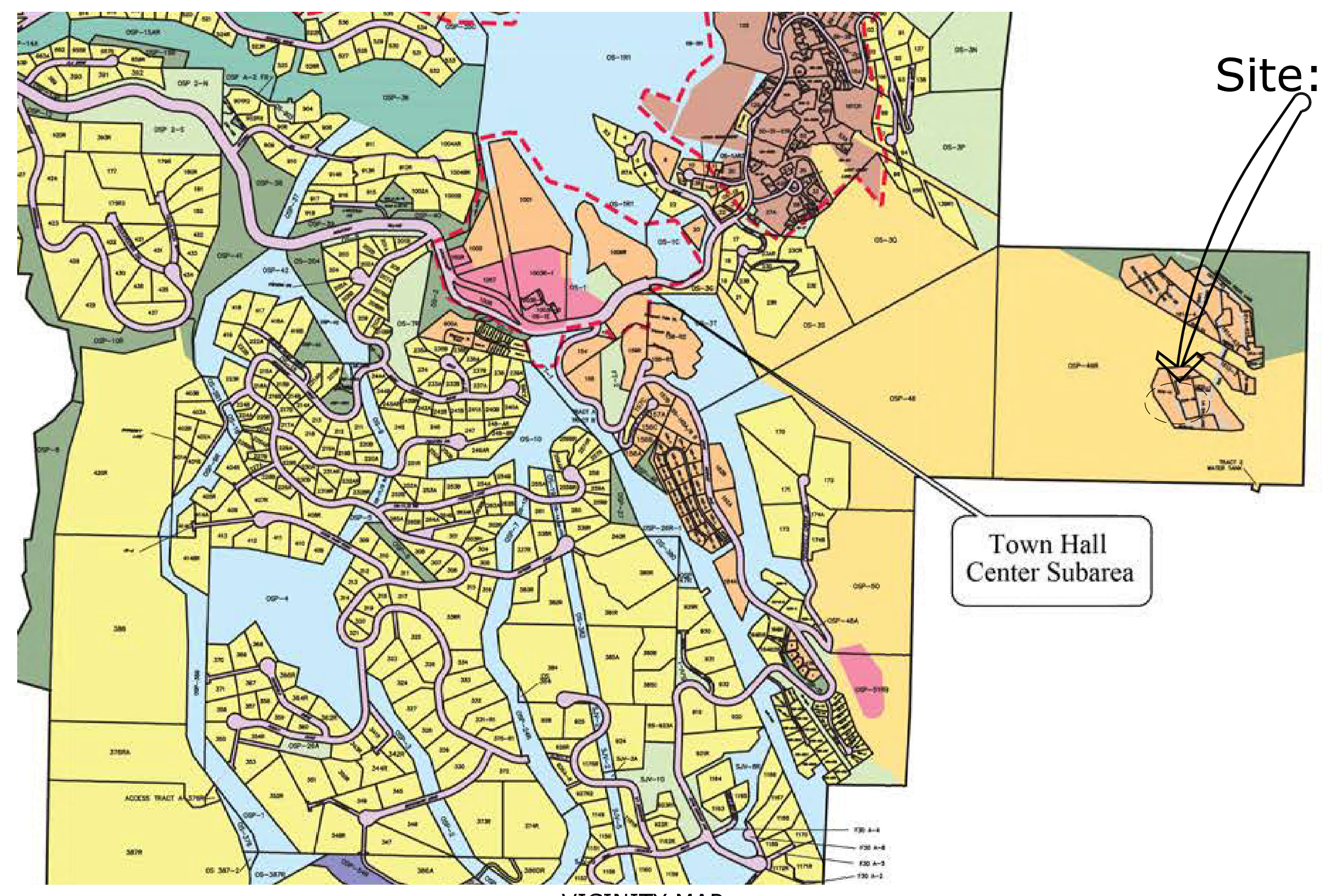
The site design includes an outdoor firepit area outside of the building envelope, on Open Space, and is allowable per the regulations. The firepit is half in the envelope and half out of the envelope, approximately 10' outside of the envelope.

Response to Conditions of Approval

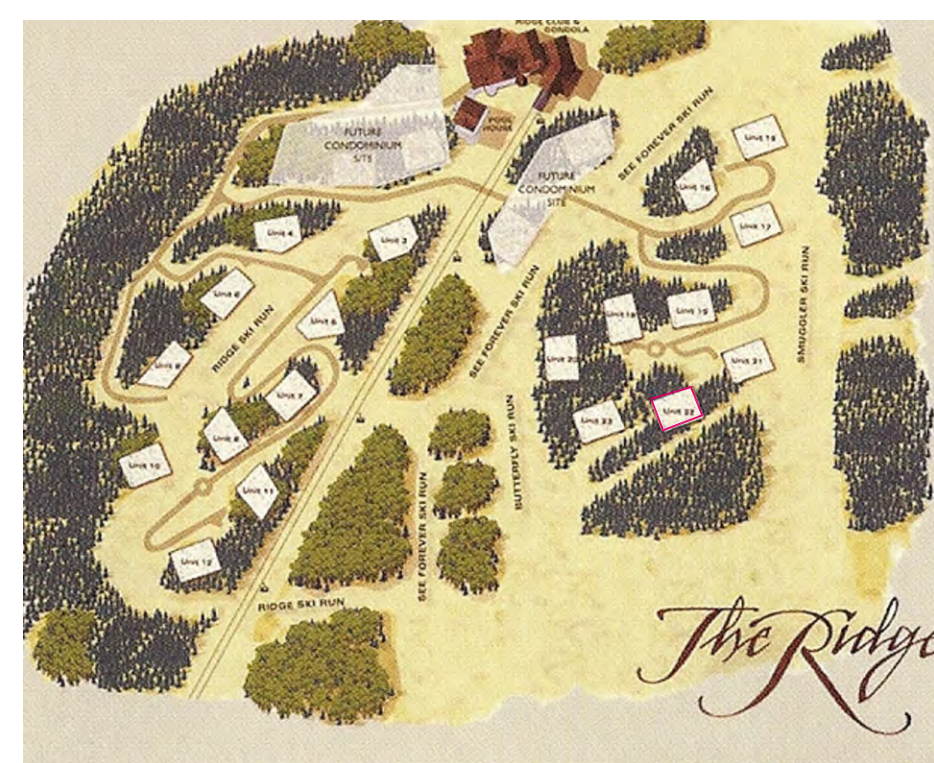
1. Construction fencing has been labeled on sheet A-1.1 Construction Staging Plan.
2. See Address monument location shown on sheet A-1.0 Site Plan at driveway and detail at sheet D-3.
3. See attached parking reservation agreements.
4. See attached parking reservation agreements
5. Deleted
6. See utility notes on sheet A-1.1 Construction Staging and civil utility plan.
7. Revised condo map will be filled after Final review.
8. See non combustible note on sheet A-4.0 building section.
9. See Improvement survey plat.
10. Ok.
11. See notes on exterior elevations A-3.2.
12. Ok.
13. Lighting has been reduced main deck level. We have eliminated (5) L1 fixtures.

FREEMAN RESIDENCE THE RIDGE LOT 22

TOWN OF MOUNTAIN VILLAGE
TELLURIDE, COLORADO



VICINITY MAP



INDEX

- AC COVER SHEET
- ACs 3D COLORED RENDERINGS
- A-0 LAND SURVEY
SURVEYOR PLAT
SURVEYOR TOPOGRAPHY
- C-1 GRADING PLAN TBD
- C-2 DRAINAGE PLAN TBD
- C-3 UTILITY PLAN TBD
- A-1.0 SITE PLAN
- A-1.2 SITE CONSTRUCTION STAGING PLAN
- A-1.2B SITE CONSTRUCTION ACCESS PLAN
- A-1.3 SITE ROOF PLAN
- A-1.4 SITE SNOWMELT PLAN
- A-2.0 MAIN LEVEL FLOOR PLAN
- A-2.1 LOWER LEVEL FLOOR PLAN
- A-2.2 UPPER LEVEL FLOOR PLAN
- A-2.3 ROOF PLAN
- A-2.4 RCP MAIN LEVEL PLAN
- A-2.5 RCP LOWER LEVEL PLAN
- A-2.6 RCP UPPER LEVEL PLAN
- A-3.0 EXTERIOR ELEVATIONS
- A-3.1 EXTERIOR ELEVATIONS
- A-3.2 EXTERIOR ELEVATIONS
- A-3.3 EXTERIOR ELEVATIONS
- A-3.4 EXTERIOR ELEVATIONS PARTIAL
- A-3.5m EXTERIOR MATERIAL CALC.S
- A-4.0 BUILDING SECTIONS
- A-4.1 BUILDING SECTIONS
- A-4.2 BUILDING SECTIONS
- A-4.3 BUILDING SECTIONS
- A-4.4 BUILDING SECTIONS
- A-4.5 BUILDING SECTIONS
- A-6.0 DOOR AND WINDOW SCHEDULES
- D-1 DETAILS
- D-3 DETAILS
- A-M EXTERIOR MATERIALS SAMPLE BOARD
- L-1.0 LANDSCAPE/IRRIGATION PLAN
- L-2.0 FIRE MITIGATION PLAN
- L0.1 LOWER LEVEL LIGHTING PLAN
- L0.1c LOWER LEVEL LIGHTING CALC.S
- L0.2 MAIN LEVEL LIGHTING PLAN
- L0.2c MAIN LEVEL LIGHTING CALC.S
- L0.2 LIGHTING DETAIL

PROJECT SUMMARY - 11.5.21	
SINGLE FAMILY DWELLING UNIT - LOT 22	
LOWER LIVING	2,406 S.F.
MAIN LIVING	2,675 S.F.
UPPER LIVING	725 S.F.
TOTAL LIVING	5,806 S.F.
GARAGE	333 S.F.
TOTAL BUILDABLE	6,139 S.F.
LOWER LEVEL PATIO	1000 S.F.
MAIN LEVEL DECKS	1000 S.F.
TOTAL EXT. SURFACE	2000 S.F.
TOTAL CART COURT	620 S.F.

Lot 161-D1 TMV Lot 22
RIDGELINE LOT AREAS
Maximum ht. 45'
Maximum avg. ht. 30'
Parking req. 1 space offsite



PROJECT TEAM:

OWNER: JAMES & LISA FREEMAN
1135 Heights Blvd.
Houston, TX 77008
713.651.9684
jfreeman@zflawfirm.com

ARCHITECT: MORTON ARCHITECTS INC.
STEVE MORTON - PRINCIPAL
221 S. PINE ST.
P.O. BOX 3561
TELLURIDE, CO 81435
970.708.2246
smorton@mortonarchitects.com

STRUCTURAL: ALPINE EDGE ENGINEERING
Matt Hepp, PE
Alpine Edge Engineering
970-318-1469

INTERIOR DESIGN: LINDA EYLES

713.520.7426
info@lindaeylesdesign.com

LIGHTING DESIGN: LUMINOSITY

Craig Spring | IALD | IES | LC | LEED AP
www.luminosityald.com
P 970.729.8892
618 Mtn Vlg Blvd, Ste 203A, Mtn Vlg, CO 81435

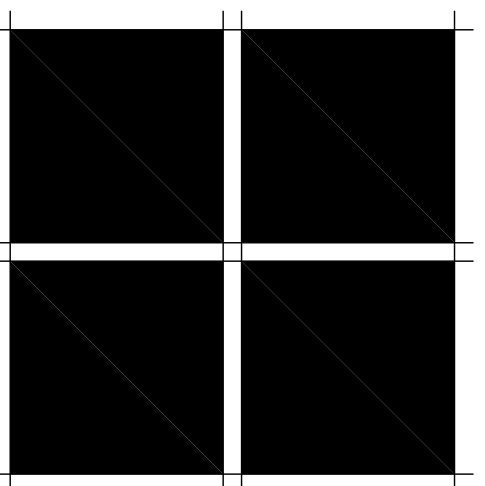
CONTRACTOR: NW PARTNERS

DOUG GURLEA - Project Manager
Phone: 970.389.4101
Email: DOUG@NWPARTNERS.NET
69 MARKSBERRY WAY
BRECKENRIDGE, CO. 80424

MECHANICAL: BIGHORN CONSULTING ENGINEERS, CO.

M. BLAINE BUCK - Project Manager
Phone: 970.241.8709
Email: blaine@bighorneng.com
386 INDIAN RD.
GRAND JUNCTION, CO 81501

MORTON architects inc.
 221 S. PINE ST. PO BOX 3561 TELLURIDE, CO. 81435
 (970) 708-2246
FREEMAN RESIDENCE
 Lot 22-The Ridge, Town of Mountain Village, CO. 81435
COVER SHEET



COPYRIGHT
All designs, ideas, arrangements and plans indicated by these drawings and specifications are the property and copyright of the Architect and shall neither be used on any other work nor be used by any other person for any use whatsoever without written permission. Written dimensions shall take precedence over scaled dimensions and shall be verified at the site. Any dimensional discrepancies shall be brought to the attention of the Architect prior to the commencement of the work.

ISSUE LOG	
SKETCH DRB	2-14-22
FILE NAME	
JOB NUMBER	XXX
DRAWN BY	SM
SCALE	
SHEET	

DRB FINAL SUBMITTAL SET
2-14-22
preliminary-not for construction

FREEMAN RESIDENCE

THE RIDGE LOT 22

TOWN OF MOUNTAIN VILLAGE
TELLURIDE, COLORADO



DRB SKETCH SUBMITTAL SET

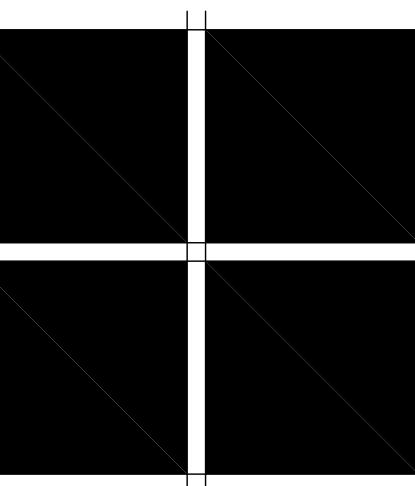
11-5-21

preliminary-not for construction

MORTON architects inc.
221 S. PINE ST. PO BOX 3561 TELLURIDE, CO. 81435
(970) 708-2246

FREEMAN RESIDENCE
Lot 22-The Ridge, Town of Mountain Village, CO. 81435

RENDERINGS

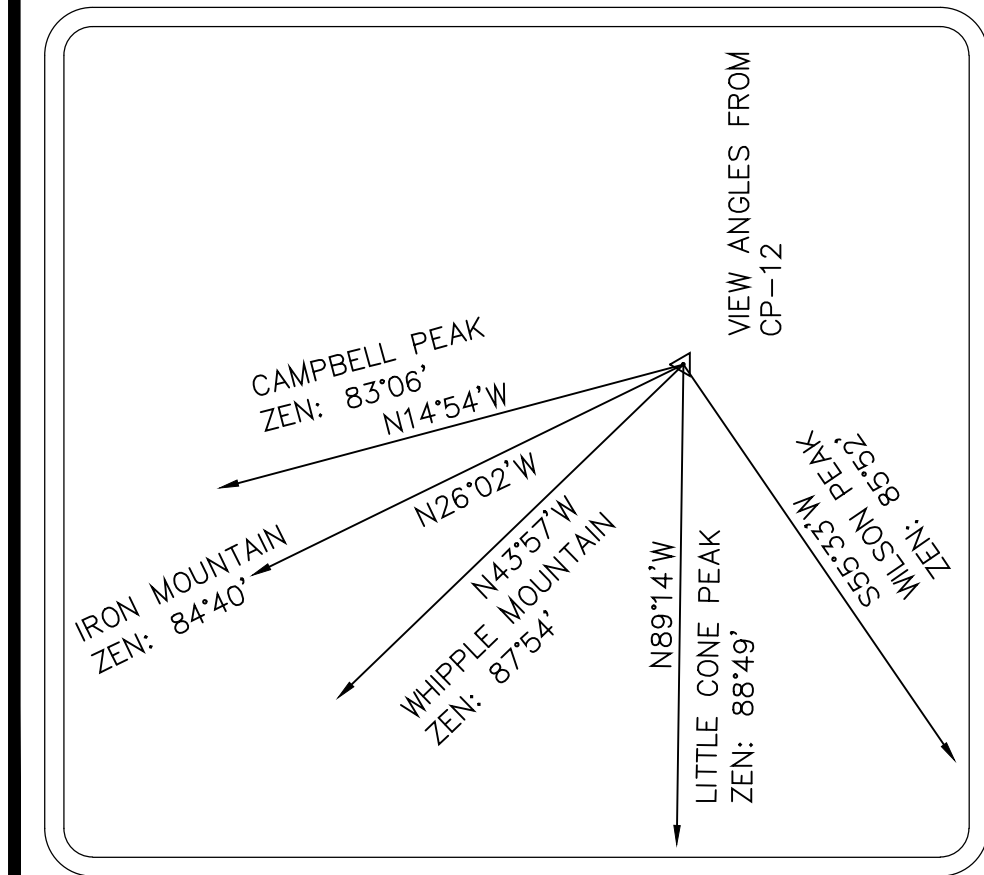


COPYRIGHT
All designs, ideas, arrangements and plans indicated by these drawings and specifications are the property and copyright of the Architect and shall neither be used on any other work nor be used by any other person for any use whatsoever without written permission. Written dimensions shall take precedence over scaled dimensions and shall be verified at the site. Any dimensional discrepancies shall be brought to the attention of the Architect prior to the commencement of the work.

ISSUE LOG

SKETCH DRB	11-5-21

FILE NAME
JOB NUMBER
XXX
DRAWN BY
SM
SCALE
SHEET



BASIS OF BEARINGS:
 The Basis of Bearings for this Improvement Survey Plat was derived from the southerly boundary of Lot 161A-4, assumed as the record bearing $S 89^{\circ}23'07'' E$, according to the plat recorded in Plat Book 1 at page 2738.

PROPERTY DESCRIPTION:
 Unit 22, The Ridge at Telluride, according to the 3rd Supplemental and Amended Planned Community Plat of the Ridge at Telluride recorded November 29, 2007 in Plat Book 1 at page 3900 and as amended by the 4th Supplemental and Amended Planned Community Plat of the Ridge at Telluride recorded July 31, 2008 in Plat Book 1 at page 3975 and as defined and described in the Declaration recorded April 5, 2004 under Reception No. 365201 and the 3rd Supplement and Amendment to the Declaration recorded November 29, 2007 under Reception No. 398446 and the 4th Supplement and Amendment to the Declaration recorded July 31, 2008 under Reception No. 463854.
 County of San Miguel,
 State of Colorado

SURVEYOR'S CERTIFICATE:
 I, Christopher R. Kennedy, being a Colorado Licensed Land Surveyor, do hereby certify that this topographic Survey of Unit 22, The Ridge at Telluride, was made by me and under my direct supervision, responsibility, and checking. This Topographic Survey does not constitute a Land Survey Plat or Improvement Survey Plat as defined by Title 38, Article 51, C.R.S.



Christopher R. Kennedy
 Christopher R. Kennedy, P.L.S. 36577
 11/08/2021

NOTICE:
 According to Colorado Law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown herein.

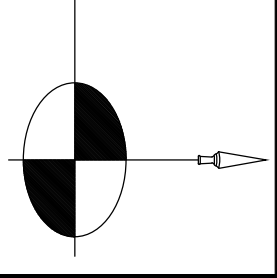
- NOTES:**
1. According to Flood Insurance Rate Maps (08113C087D, map revised September 30, 1992, this parcel lies within Zone X (Areas determined to be outside the 500-year flood plain).
 2. Easement research from Land Title Guarantee Company, Commitment No. TL886011334-3, Effective Date 03/23/2021 at 05:00 PM.
 3. Vertical datum is based on the found north corner of the Unit 22, an Aluminum Cap Rebar, IS 24954, having an elevation of 10349.90 feet.
 4. Fieldwork was performed June and July, 2021.
 5. Lineal Units U.S. Survey Feet
 6. The use of this Improvement Survey Plat by any person or entity other than the person or entity certified to without the express permission of San Juan Surveying is prohibited.

LEGEND

- FOUND #5 REBAR WITH 1/2" ALUMINUM CAP, IS 24954
- ⊗ WATER VALVE
- ⊠ ELECTRIC TRANSFORMER
- CABLE PEDESTAL
- ⊗ TELEPHONE PEDESTAL
- ⊗ WATER VALVE
- ⊗ FIRE HYDRANT
- ⊗ FIR TREE, # INDICATES CALIPER
- ⊗ ASPEN TREE, # INDICATES CALIPER



SAN JUAN SURVEYING
 SURVEYING * PLANNING
 102 SOCIETY DRIVE TELLURIDE, CO. 81435
 (970) 728-1128 (970) 728-9202 fax
 office@sansurveying.net



IMPROVEMENT SURVEY PLAT
UNIT 22, THE RIDGE AT TELLURIDE

DATE: 11/08/2021
 JOB: 07100
 DRAWN BY: CRK
 CHECKED BY: TMA
 REVISION DATES:
 SHEET: 1 OF 1

UNIT 18

ROS-4B
COMMON ELEMENT
OPEN SPACE TRACT
G.C.E.

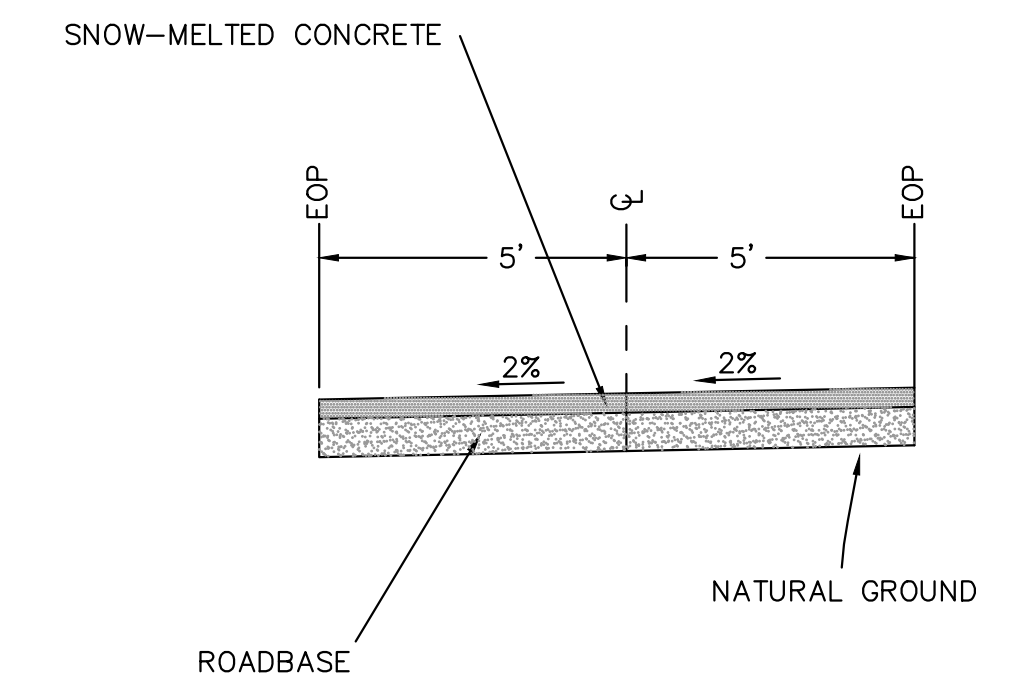
ROS-1A
COMMON ELEMENT
OPEN SPACE TRACT
G.C.E.

LEGEND

- BC = BUILDING CORNER
- BS = BOTTOM OF STAIRS
- BW = BOTTOM OF WALL
- FF = FINISHED FLOOR
- FG = FINISHED GRADE
- FL = FLOWLINE
- TS = TOP OF STAIRS
- TW = TOP OF WALL
- 2.0% PROPOSED GRADE
- 2.5:1 PROPOSED SLOPE

NOTES:

1. THIS IS A FINAL DRB PLANNING DOCUMENT ONLY AND NOT TO BE USED FOR CONSTRUCTION
2. MAXIMUM GRADING 2.5:1 (HORIZONTAL:VERTICAL). TO BE CONFIRMED BY GEOTECHNICAL REPORT.
3. ALL EXISTING TOPOGRAPHIC INFORMATION FROM SAN JUAN SURVEYING, "TOPOGRAPHIC SURVEY UNIT 22, THE RIDGE AT TELLURIDE", DATED 08/23/21.
4. SEE DRB DRAINAGE AND EROSION CONTROL PLAN FOR ALL PROPOSED EROSION CONTROL
5. EXISTING GRADES FOR AREA OF DRIVEWAY AND TO THE LIMITS OF GRADING ON THE NORTH TO BE CONFIRMED BY SURVEYOR PRIOR TO PREPARING FINAL CIVIL CONSTRUCTION PLANS.
6. ALL RETAINING WALLS WITH PEDESTRIAN ACCESS AND OVER 30" (2.5') MUST HAVE HANDRAIL AS PART OF CONSTRUCTION PLANS.
7. EXISTING CONCRETE ACCESS PATH HAS A SIX INCH CURB ON EAST SIDE WITH NO GUTTER.
8. ALL RETAINING WALLS MAX HEIGHT ARE RETAINED HEIGHT ONLY AND DO NOT INCLUDE ANY FOUNDATIONS OR CAPS.

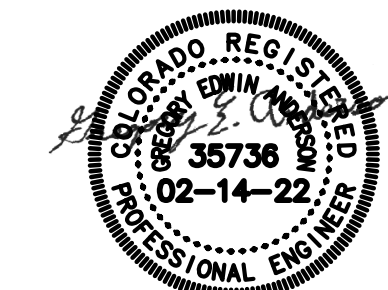


TYPICAL DRIVEWAY CONCRETE SECTION WITH SNOWMELT
N.T.S.

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
OR
811
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR
EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

ALPINE LAND CONSULTING, LLC
P.O. BOX 234
RICO, COLORADO 81332
970-708-0326
GREG@ALPINELANDCONSULTING.COM

THESE FINAL DRB PLANNING DOCUMENTS WERE PREPARED BY ME AND UNDER MY DIRECT SUPERVISION ON BEHALF OF ALPINE LAND CONSULTING, LLC FOR TOHELLURIDE LLC AND INCLUDES FINAL DRB PLANNING DESIGN ONLY, AND DOES NOT INCLUDE ANY OTHER PLANNING OR ENGINEERING.



GREGORY E. ANDERSON
COLORADO PROFESSIONAL ENGINEER
REGISTRATION NO. 35736

UNIT 22 THE RIDGE MOUNTAIN VILLAGE
FINAL DRB GRADING PLAN

CLIENT:

TOHELLURIDE LLC
C/O ZABEL FREEMAN
1135 HEIGHTS BLVD
HOUSTON, TX 77008

DATE: FEBRUARY 14, 2022

PROJECT #: 2021037

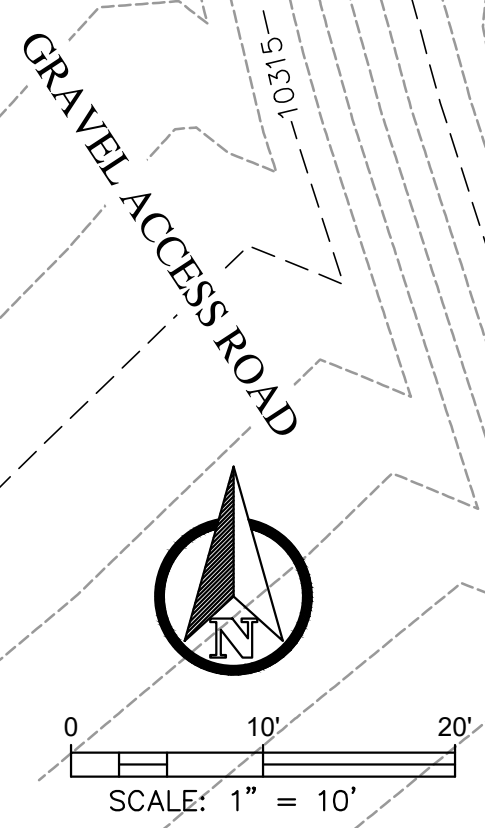
PROJECT MANAGER: GEA
DRAWN BY: ADM

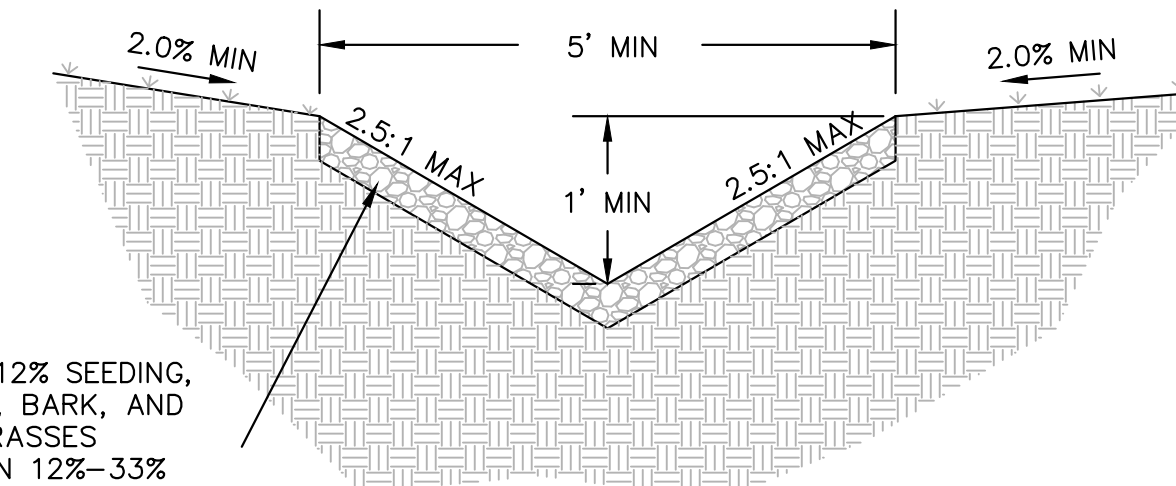
SHEET #:

1 OF 3

NO.	REVISIONS	DATE

FINAL DRB GRADING PLAN



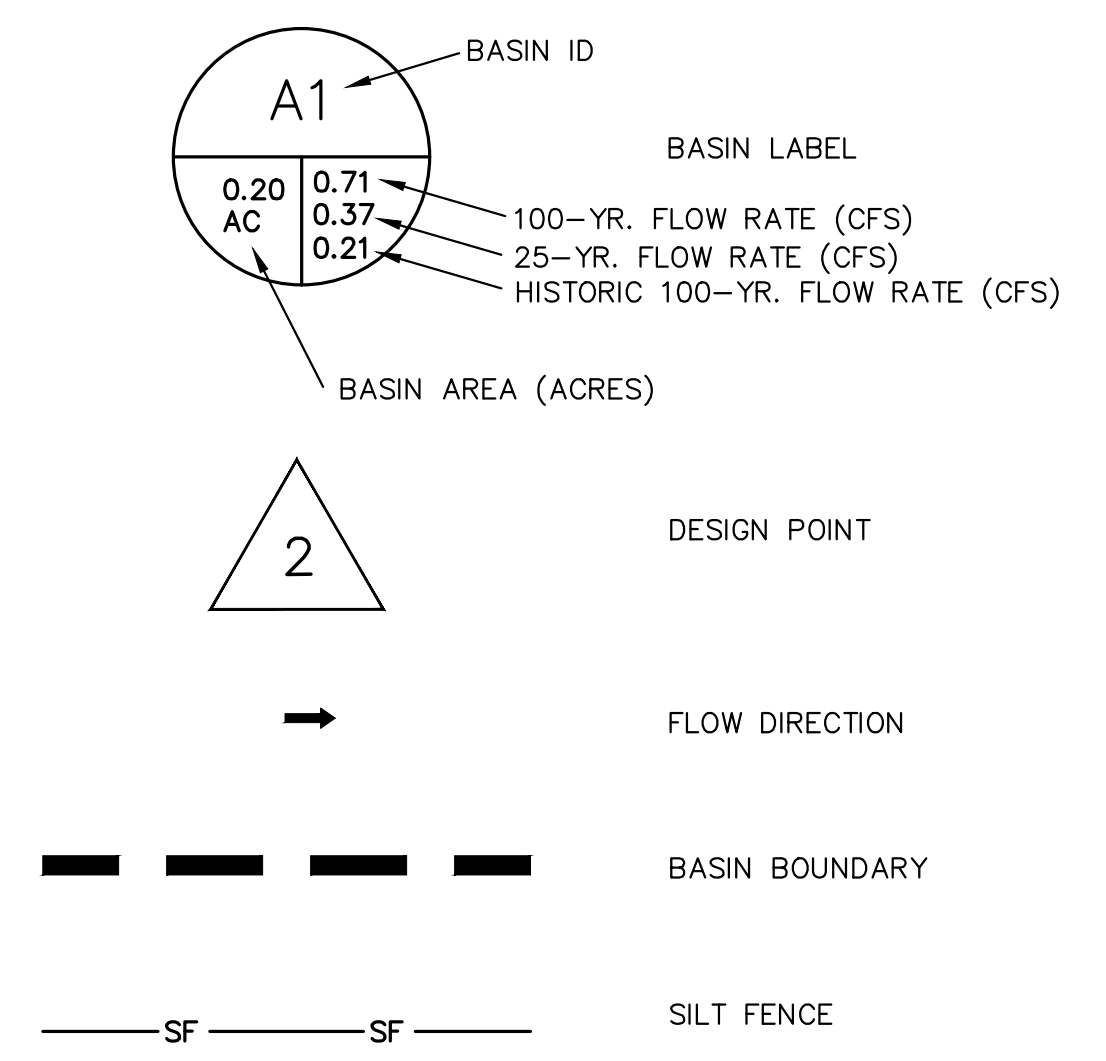


- RECOMMENDED
- SLOPES UP TO 12% SEEDING, MULCHES, ROCK, BARK, AND ORNAMENTAL GRASSES
 - SLOPES BETWEEN 12%-33% COBBLES OR EROSION CONTROL MAT
 - SLOPES BETWEEN 33%-50% TYPE VL RIP-RAP (D₉₀=6")

TYPICAL YARD SWALE SECTION

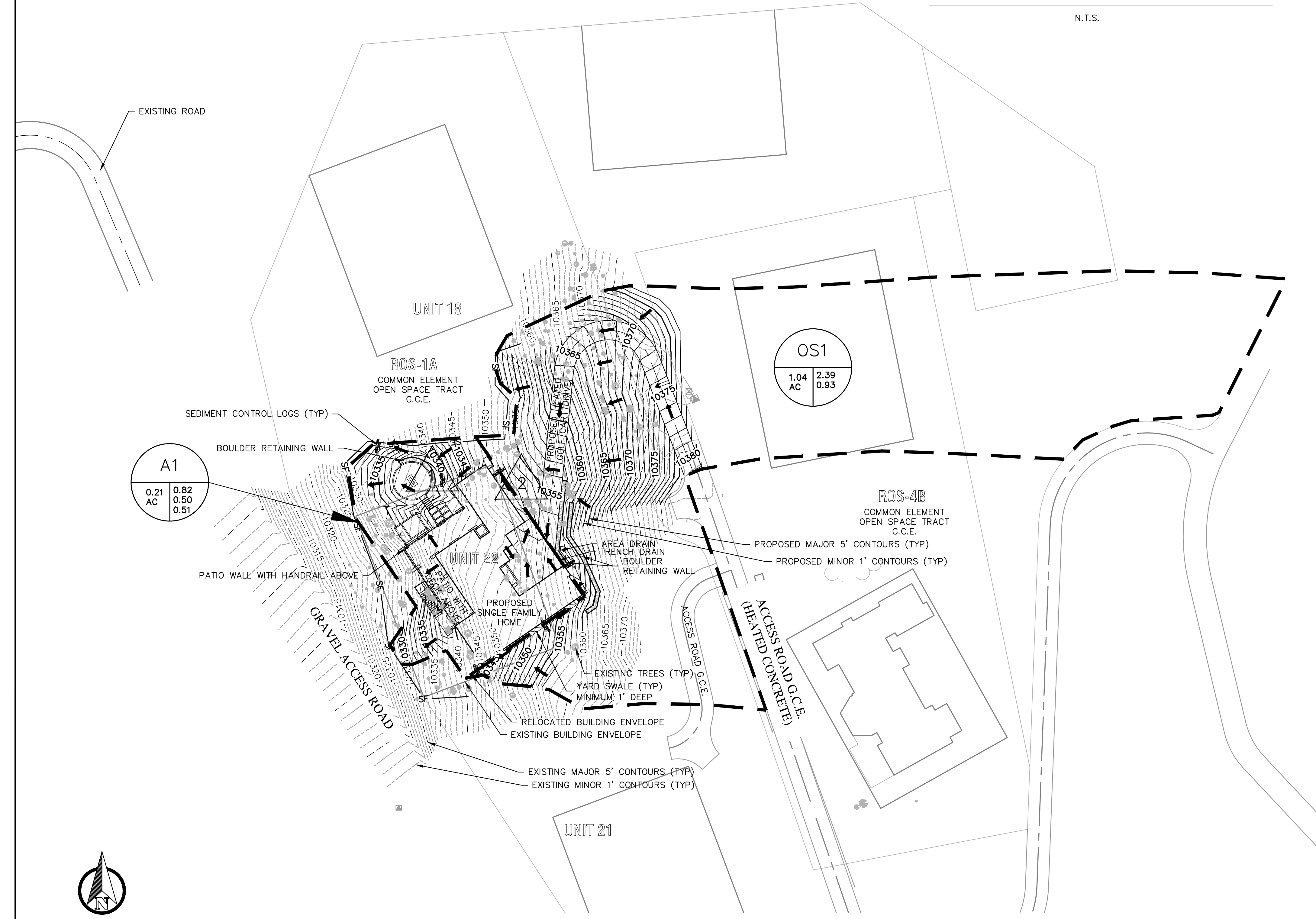
N.T.S.

LEGEND:



NOTES:

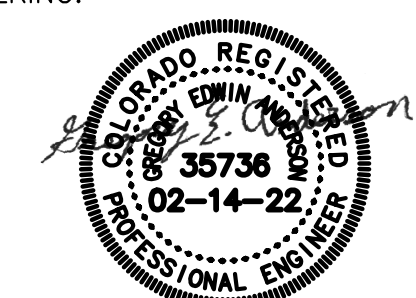
1. THIS IS A FINAL DRB PLANNING DOCUMENT ONLY AND NOT TO BE USED FOR CONSTRUCTION
2. MAXIMUM GRADING 2.5:1 (HORIZONTAL:VERTICAL), TO BE CONFIRMED BY GEOTECHNICAL REPORT.
3. ALL EXISTING TOPOGRAPHIC INFORMATION FROM SAN JUAN SURVEYING, "TOPOGRAPHIC SURVEY UNIT 22, THE RIDGE AT TELLURIDE", DATED 08/23/21.
4. SEE DRB DRAINAGE AND EROSION CONTROL PLAN FOR ALL PROPOSED EROSION CONTROL
5. EXISTING CONCRETE ACCESS PATH HAS A SIX INCH CURB ON EAST SIDE WITH NO GUTTER.
6. FOR SLOPE STABILITY SAFETY THERE IS NO DETENTION PROPOSED FOR THIS RIDGE LOT SO AS NOT TO COMPROMISED THE EXISTING SLOPE BY INTRODUCTION OF SURFACE WATER INTO THE GROUND BY EXCESSIVE PERCOLATION OR DRY WELL APPLICATIONS.



FINAL DRB DRAINAGE AND EROSION CONTROL PLAN

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
OR
811
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR
EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

THESE FINAL DRB PLANNING DOCUMENTS WERE PREPARED BY ME AND UNDER MY DIRECT SUPERVISION ON BEHALF OF ALPINE LAND CONSULTING, LLC FOR TOHELLURIDE LLC AND INCLUDES FINAL DRB PLANNING DESIGN ONLY, AND DOES NOT INCLUDE ANY OTHER PLANNING OR ENGINEERING.



GREGORY E. ANDERSON
COLORADO PROFESSIONAL ENGINEER
REGISTRATION NO. 35736

ALPINE LAND CONSULTING, LLC
P.O. BOX 234
RICO, COLORADO 81332
970-708-0326
GREG@ALPINELANDCONSULTING.COM

UNIT 22 THE RIDGE MOUNTAIN VILLAGE
FINAL DRB DRAINAGE AND EROSION CONTROL PLAN

CLIENT:
TOHELLURIDE LLC
C/O ZABEL FREEMAN
1135 HEIGHTS BLVD
HOUSTON, TX 77008

DATE: FEBRUARY 14, 2022

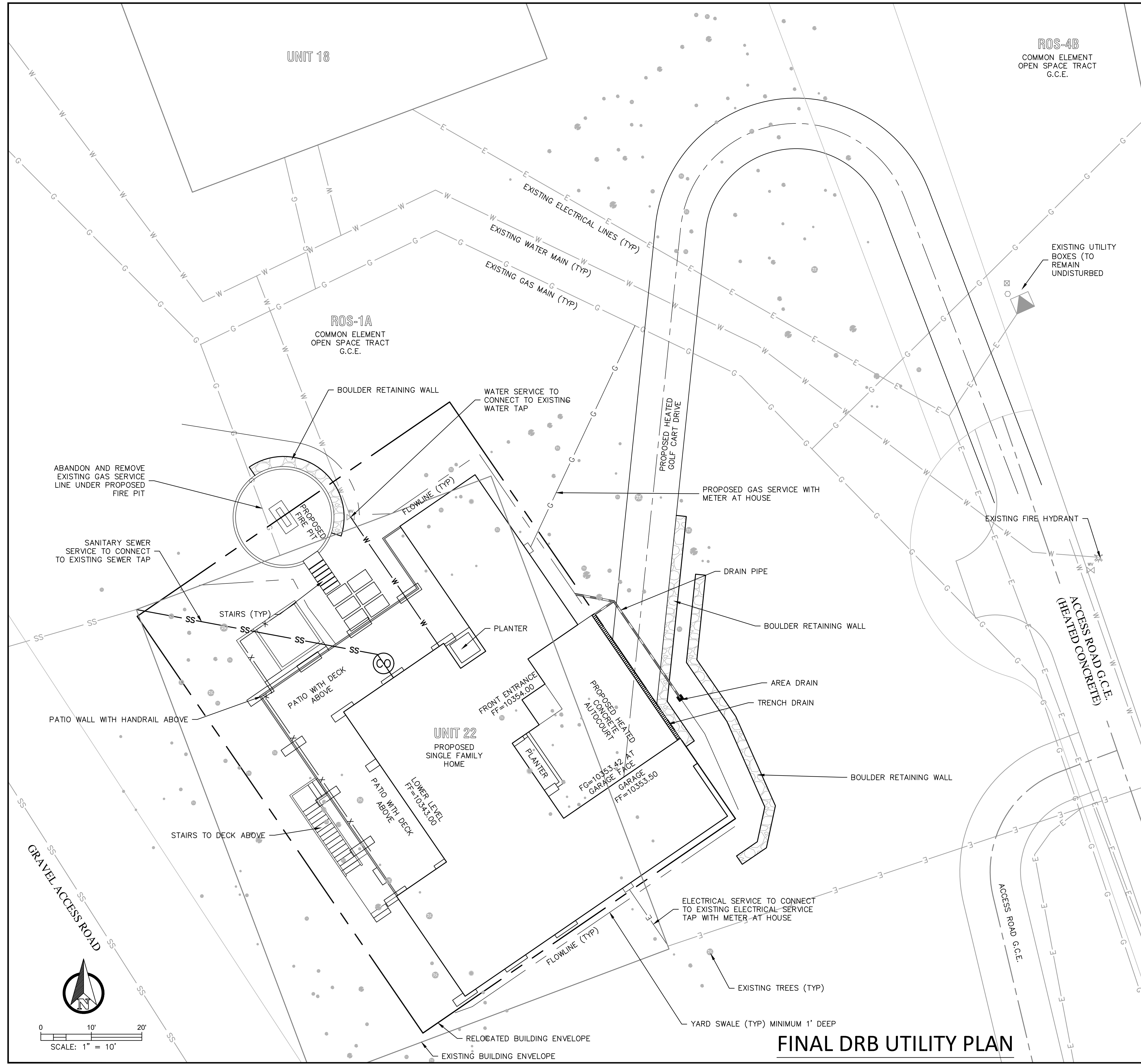
PROJECT #: 2021037

PROJECT MANAGER: GEA
DRAWN BY: ADM

SHEET #:

2 OF 3

NO.	REVISIONS	DATE



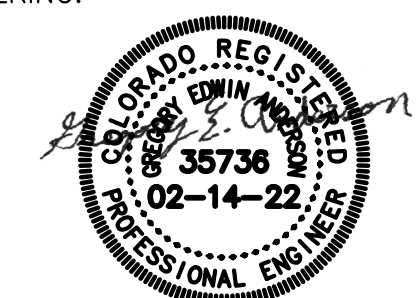
FINAL DRB UTILITY PLAN

NOTES:

1. THIS IS A FINAL DRB PLANNING DOCUMENT ONLY AND NOT TO BE USED FOR CONSTRUCTION
2. EXISTING UTILITY INFORMATION FROM SAN JUAN SURVEYING, "TOPOGRAPHIC SURVEY UNIT 22, THE RIDGE AT TELLURIDE", DATED 08/23/21 AND THE TOWN OF MOUNTAIN VILLAGE. UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND TO BE CONFIRMED PRIOR TO FINAL DESIGN
3. CABLE AND TELEPHONE SERVICE TO FOLLOW ELECTRICAL SERVICE
4. A MINIMUM OF 10' SEPARATION REQUIRED BETWEEN SANITARY AND WATER LINES

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
OR
811
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR
EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

THESE FINAL DRB PLANNING DOCUMENTS WERE PREPARED BY ME AND UNDER MY DIRECT SUPERVISION ON BEHALF OF ALPINE LAND CONSULTING, LLC FOR TOHELLURIDE LLC AND INCLUDES FINAL DRB PLANNING DESIGN ONLY, AND DOES NOT INCLUDE ANY OTHER PLANNING OR ENGINEERING.



GREGORY E. ANDERSON
COLORADO PROFESSIONAL ENGINEER
REGISTRATION NO. 35736

ALPINE LAND CONSULTING, LLC
P.O. BOX 234
RICO, COLORADO 81332
970-708-0326
GREG@ALPINELANDCONSULTING.COM

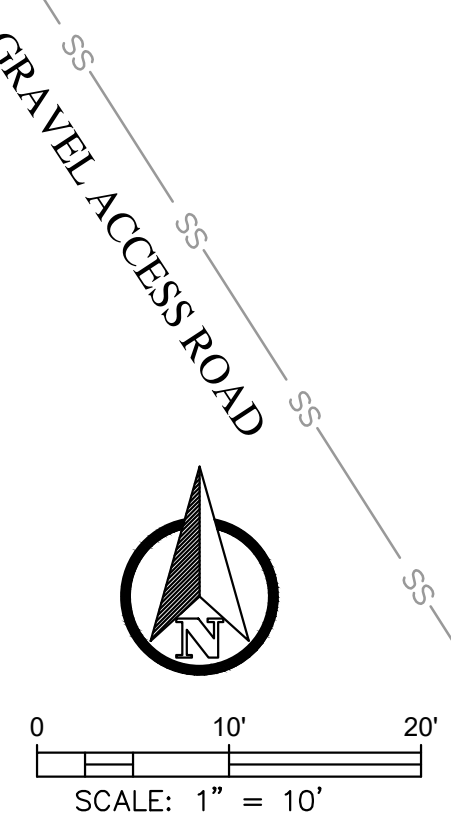
UNIT 22 THE RIDGE MOUNTAIN VILLAGE
FINAL DRB UTILITY PLAN

CLIENT:
TOHELLURIDE LLC
C/O ZABEL FREEMAN
1135 HEIGHTS BLVD
HOUSTON, TX 77008

DATE: FEBRUARY 14, 2022
PROJECT #: 2021037
PROJECT MANAGER: GEA
DRAWN BY: ADM

SHEET #:
3 OF 3

NO.	REVISIONS	DATE



UNIT 23

75.00' N

518°55'29" E

ROS-1A

COMMON ELEMENT OPEN SPACE TRACT

UNIT 22

UNIT 22
7500 Sq. Ft.

U.L. = 10364'
M.L. = 10354'
L.L. = 10343'

120°37'10" W
100.00'

10370

10380

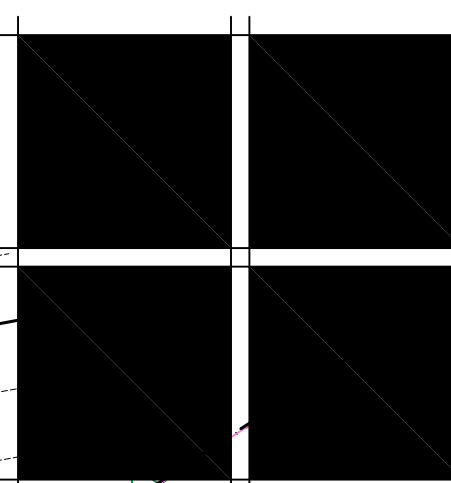
1 SITE TOPOGRAPHY

preliminary-not for construction

FREEMAN RESIDENCE
Lot 22-The Ridge, Town of Mountain Village, CO. 81435

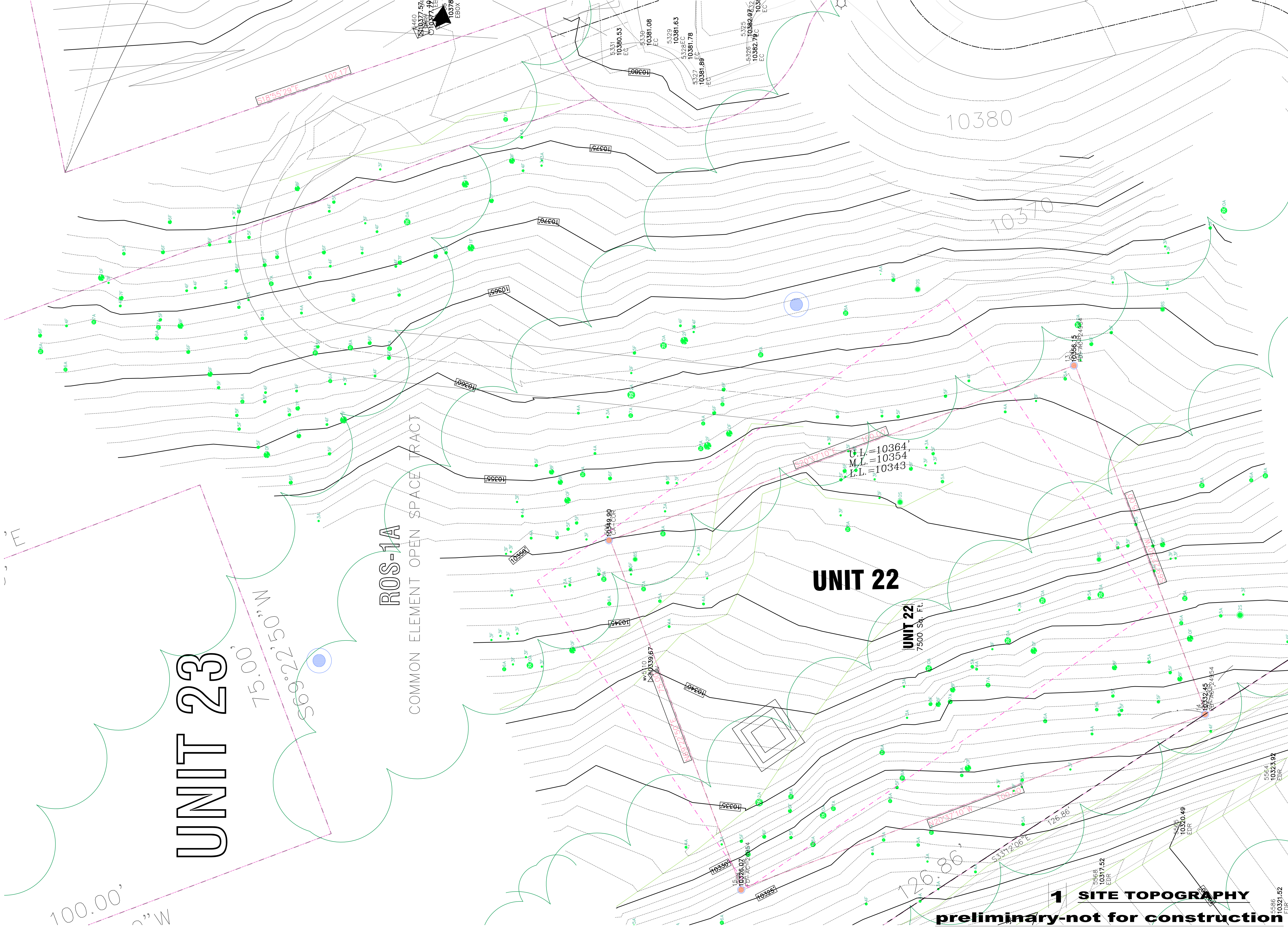
MORTON
architects inc.

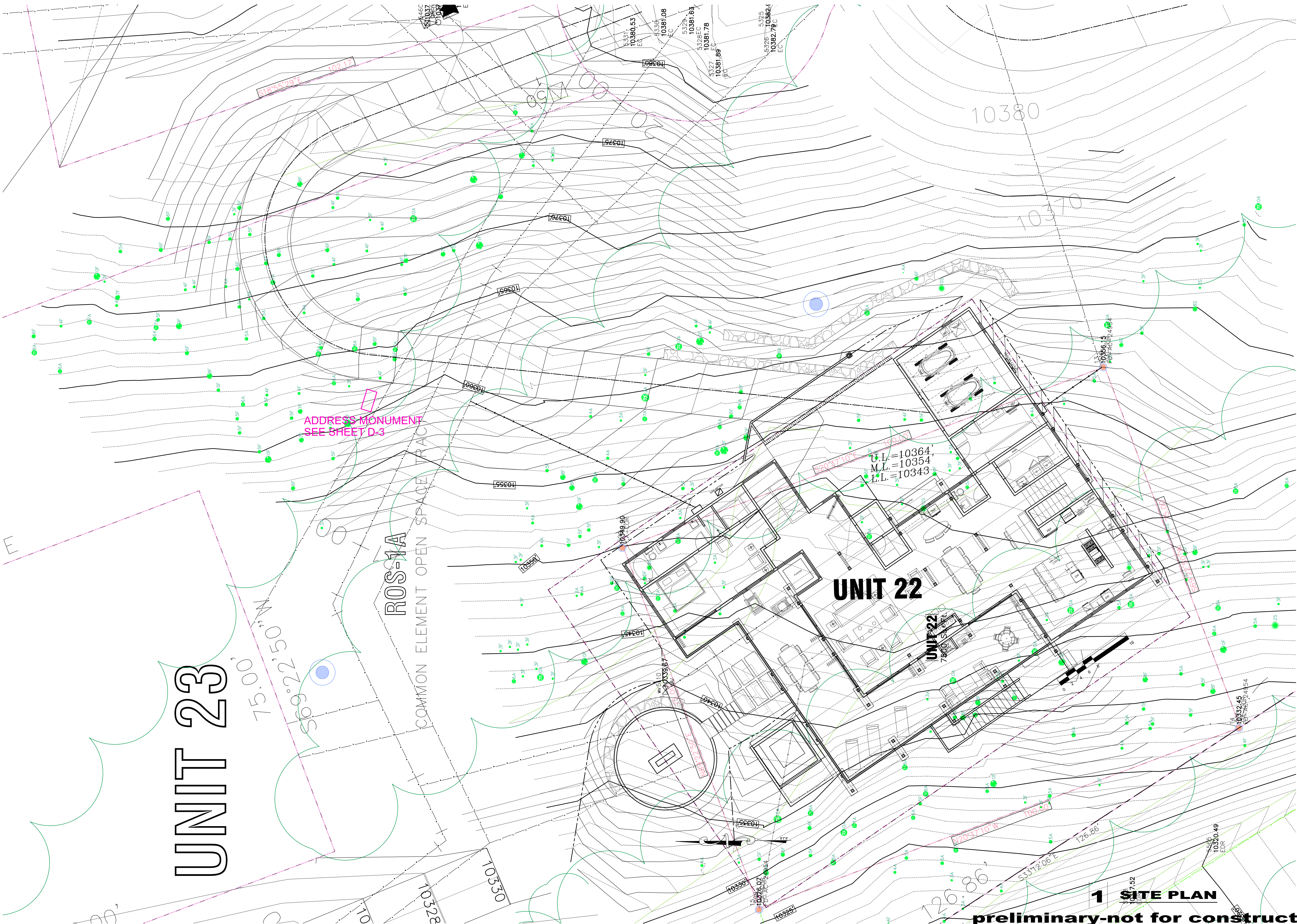
221 S. PINE ST., PO BOX 3561 TELLURIDE, CO. 81435
(970) 708-2246



COPYRIGHT
All designs, ideas, arrangements and plans indicated by these drawings and specifications are the property and copyright of the Architect and shall neither be used on any other work nor be used by any other person for any use whatsoever without written permission. Written dimensions shall take precedence over scaled dimensions and shall be verified at the site. Any dimensional discrepancies shall be brought to the attention of the Architect prior to the commencement of the work.

ISSUE LOG	2-14-22
FILE NAME	
DRAWING NUMBER	XXX
DRAWN BY	SM
SCALE	1/8" = 1'-0"
SHEET	A-0
SHEETS	





UNIT 23

75.00' N
S 69° 22' 50" W

ROSA

COMMON ELEMENT OPEN SPACE TRAIL

UNIT 22

UNIT 21

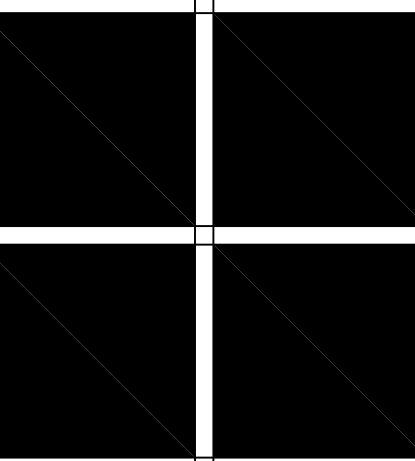
UNIT 20

ADDRESS MONUMENT
SEE SHEET D-3

G.L. = 10364
M.L. = 10354
F.L. = 10343

1 SITE PLAN

preliminary-not for construction

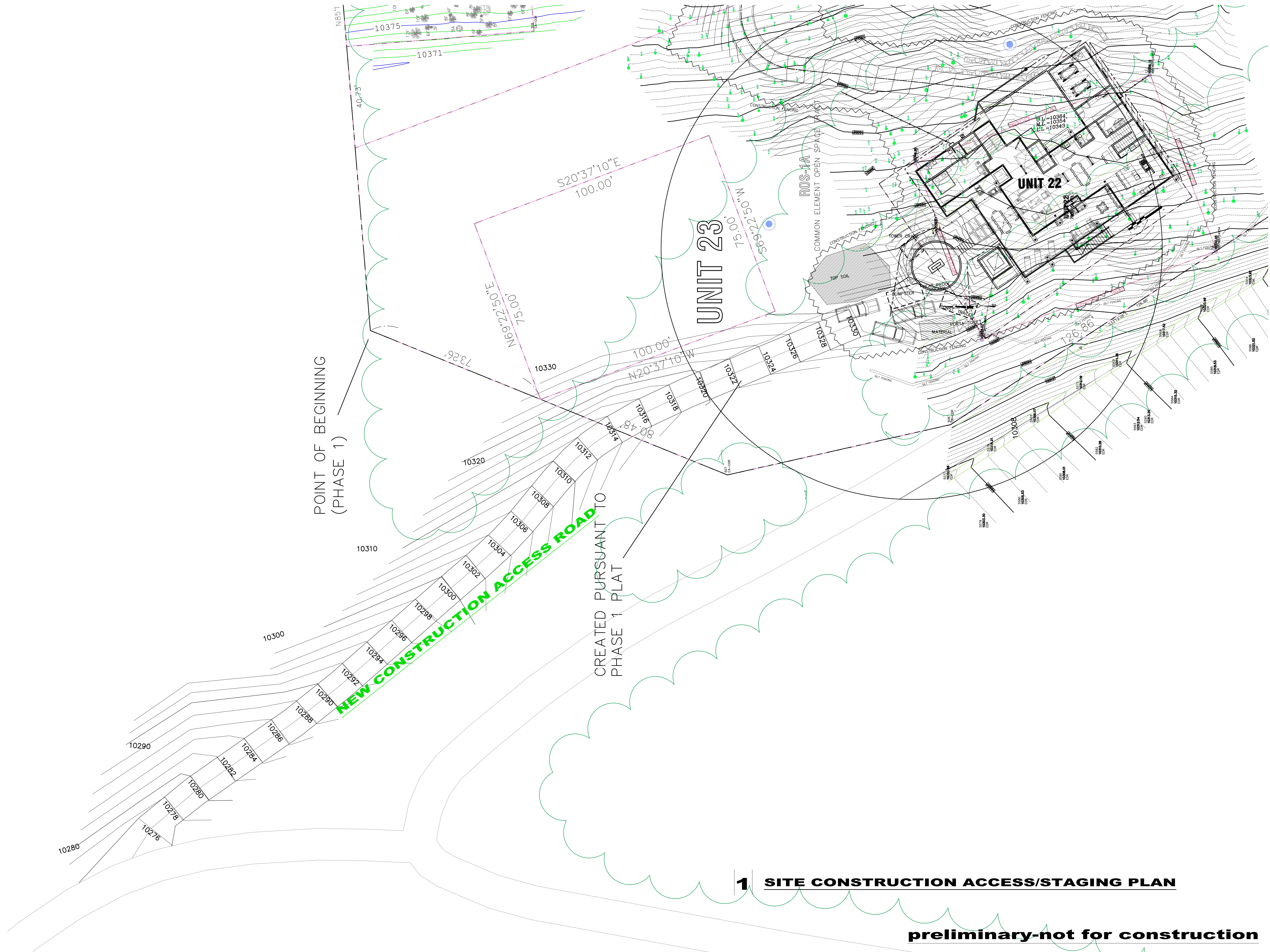


COPYRIGHT
 All designs, ideas, arrangements and plans indicated by these drawings and specifications are the property and copyright of the Architect and shall neither be used on any other work nor be used by any other person for any use whatsoever without written permission. Written dimensions shall take precedence over scaled dimensions and shall be verified at the site. Any dimensional discrepancies shall be brought to the attention of the Architect prior to the commencement of the work.

ISSUE LOG	
DRB FINAL SUBMITTAL	2-14-22

FILE NAME
JOB NUMBER XXX
DRAWN BY SM
SCALE 1/8" = 1'-0"
SHEET

A-1.0
 OF SHEETS



POINT OF BEGINNING
(PHASE 1)

NEW CONSTRUCTION ACCESS ROAD

CREATED PURSUANT TO
PHASE 1 PLAT

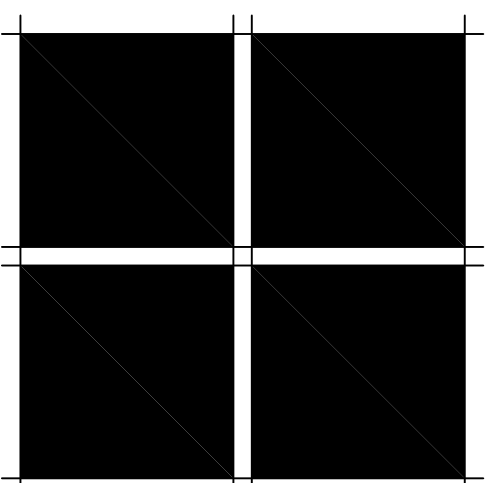
UNIT 23

UNIT 22

1 SITE CONSTRUCTION ACCESS/STAGING PLAN

preliminary-not for construction

FREEMAN RESIDENCE: MORTON architects inc.
 Lot 22-The Ridge, Town of Mountain Village, CO, 81435
 221 S. PINE ST., PO BOX 3561 TELLURIDE, CO. 81435
 CONSTRUCTION STAGING (0) 708-2246

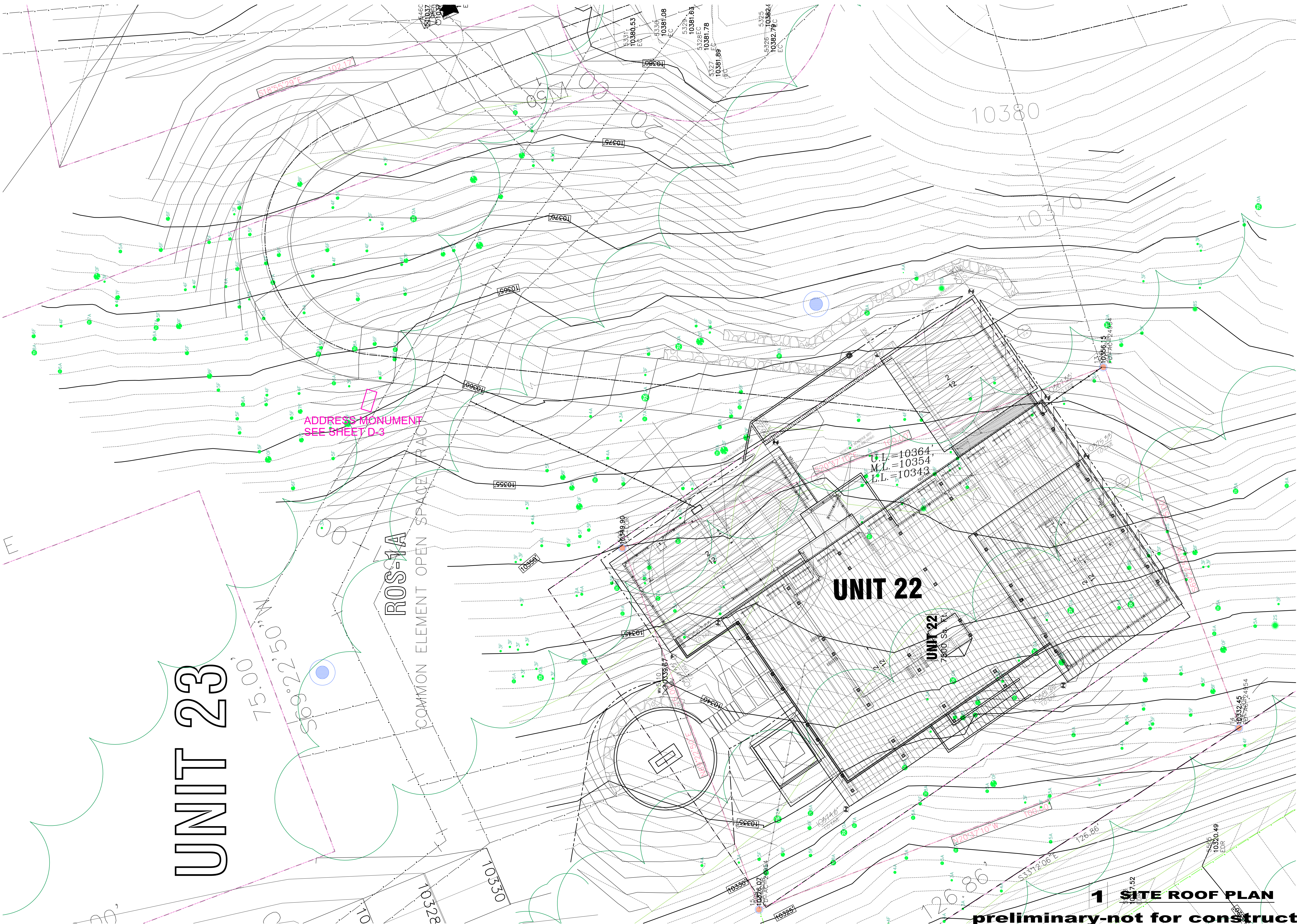


COPYRIGHT
 All designs, ideas, arrangements and plans indicated by these drawings and specifications are the property and copyright of the Architect and shall neither be used on any other work nor be used by any other person for any use whatsoever without written permission. Written dimensions shall take precedence over scaled dimensions and shall be verified at the site. Any dimensional discrepancies shall be brought to the attention of the Architect prior to the commencement of the work.

ISSUE LOG	
DRB FINAL SUBMITTAL	2-14-22

FILE NAME
JOB NUMBER
XXX
DRAWN BY
SM
SCALE
1/16" = 1'-0"
SHEET

A-1.2
 OF SHEETS



UNIT 23

75.00' N
509°22'50" W

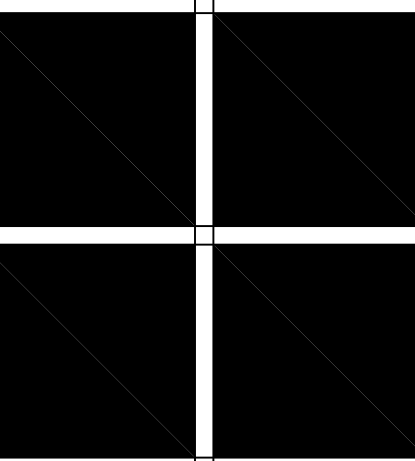
ROS-1A

COMMON ELEMENT OPEN SPACE TRAIL

UNIT 22

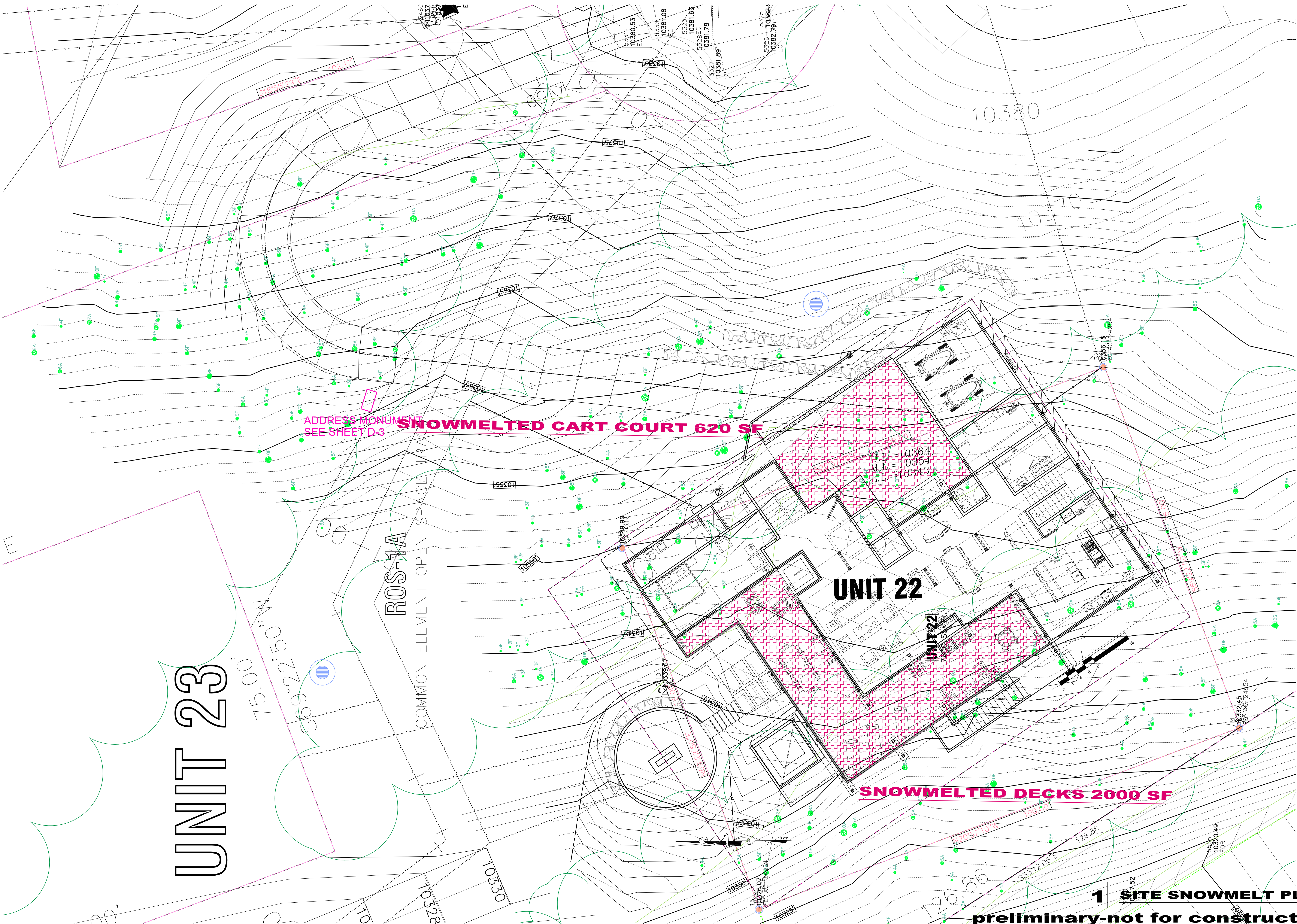
UNIT 22
7800 S. T.

1 SITE ROOF PLAN
preliminary-not for construction



COPYRIGHT
 All designs, ideas, arrangements and plans indicated by these drawings and specifications are the property and copyright of the Architect and shall neither be used on any other work nor be used by any other person for any use whatsoever without written permission. Written dimensions shall take precedence over scaled dimensions and shall be verified at the site. Any dimensional discrepancies shall be brought to the attention of the Architect prior to the commencement of the work.

ISSUE LOG	
DRB FINAL SUBMITTAL	2-14-22
FILE NAME	
JOB NUMBER	XXX
DRAWN BY	SM
SCALE	1/8" = 1'-0"
SHEET	



UNIT 23

75.00' N
509°22'50" W

ROS-A

COMMON ELEMENT OPEN SPACE TRAIL

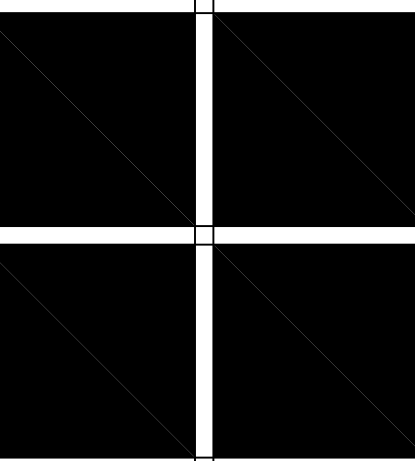
ADDRESS MONUMENT SEE SHEET D-3
SNOWMELTED CART COURT 620 SF

UNIT 22

SNOWMELTED DECKS 2000 SF

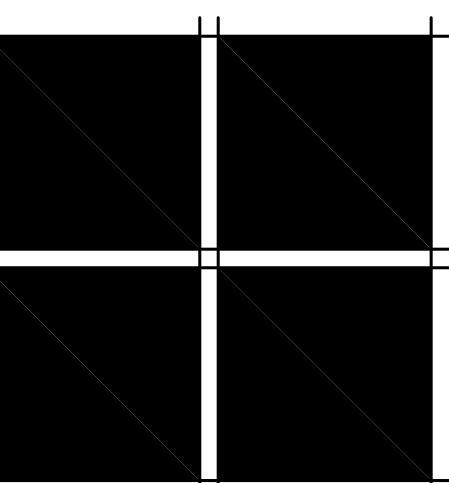
1 SITE SNOWMELT PLAN

preliminary-not for construction



COPYRIGHT
 All designs, ideas, arrangements and plans indicated by these drawings and specifications are the property and copyright of the Architect and shall neither be used on any other work nor be used by any other person for any use whatsoever without written permission. Written dimensions shall take precedence over scaled dimensions and shall be verified at the site. Any dimensional discrepancies shall be brought to the attention of the Architect prior to the commencement of the work.

ISSUE LOG	
DRB FINAL SUBMITTAL	2-14-22
FILE NAME	
JOB NUMBER	XXX
DRAWN BY	SM
SCALE	1/8" = 1'-0"
SHEET	A-1.4
OF	SHEETS



COPYRIGHT
All designs, ideas, arrangements and plans indicated by these drawings and specifications are the property and copyright of the Architect and shall neither be used on any other work nor be used by any other person for any use whatsoever without written permission. Written dimensions shall take precedence over scaled dimensions and shall be verified at the site. Any dimensional discrepancies shall be brought to the attention of the Architect prior to the commencement of the work.

ISSUE LOG

DESIGN REV.	1-8-22
Final DRB submittal	2-14-22

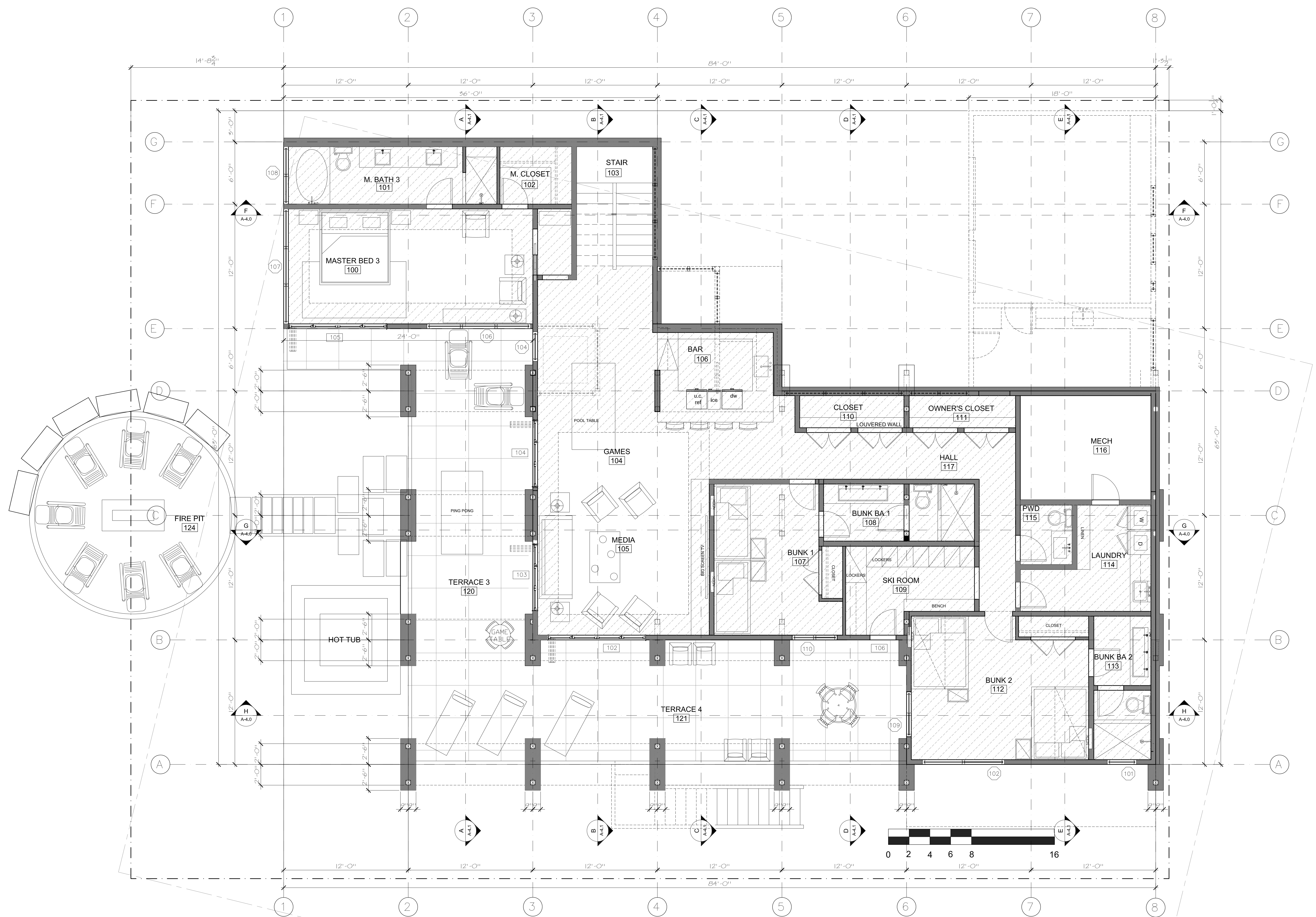
FILE NAME

JOB NUMBER
XXX

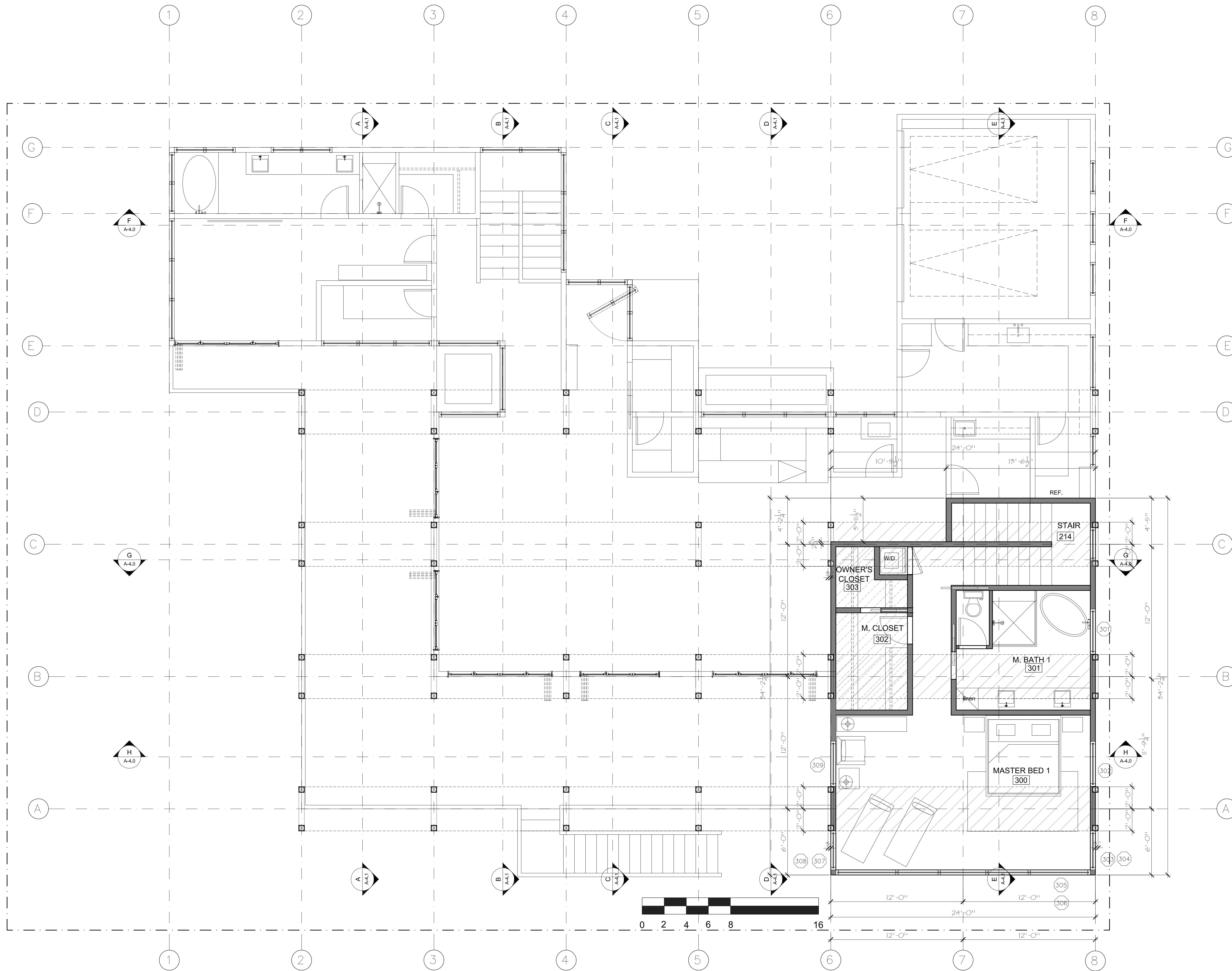
DRAWN BY
SM

SCALE
1/4" = 1'-0"

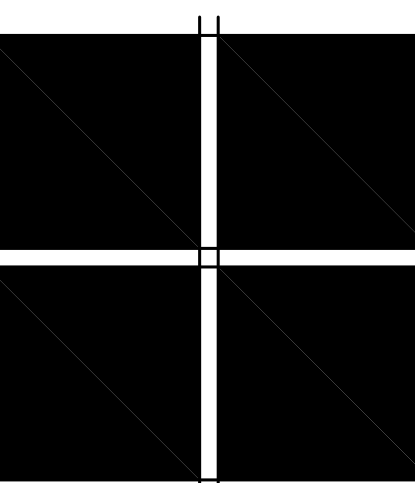
SHEET



LOWER LEVEL PLAN
1/4" = 1'-0"
preliminary-not for construction



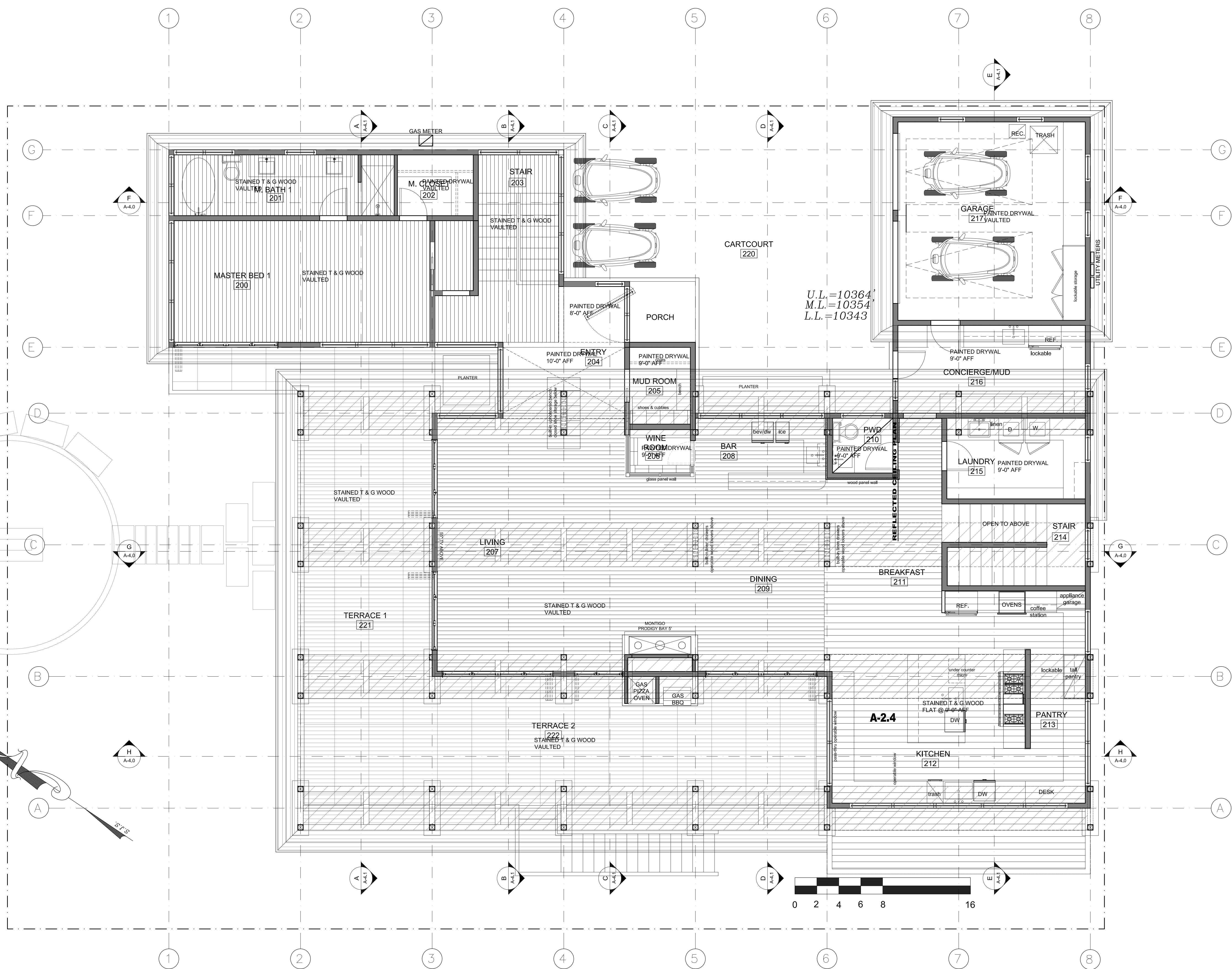
UPPER LEVEL PLAN
 1/4" = 1'-0"
preliminary-not for construction



COPYRIGHT
 All designs, ideas, arrangements and plans indicated by these drawings and specifications are the property and copyright of the Architect and shall neither be used on any other work nor be used by any other person for any use whatsoever without written permission. Written dimensions shall take precedence over scaled dimensions and shall be verified at the site. Any dimensional discrepancies shall be brought to the attention of the Architect prior to the commencement of the work.

ISSUE LOG	
DESIGN REV	1-6-22
Final DRB submittal	2-14-22

FILE NAME
JOB NUMBER
XXX
DRAWN BY
SM
SCALE
1/4" = 1'-0"
SHEET

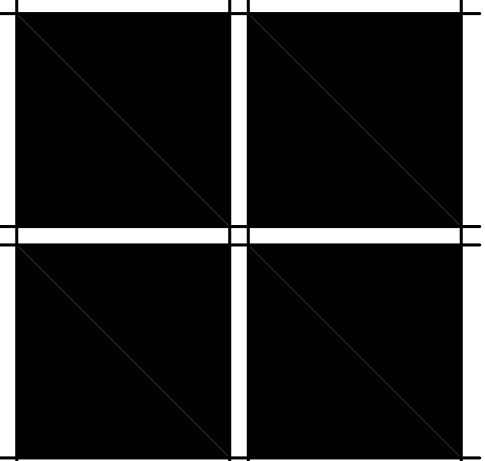


MAIN LEVEL REFLECTED CEILING PLAN
1/8" = 1'-0"

preliminary-not for construction

FREEMAN RESIDENCE
Lot 22 - The Ridge, Town of Mountain Village, CO. 81435

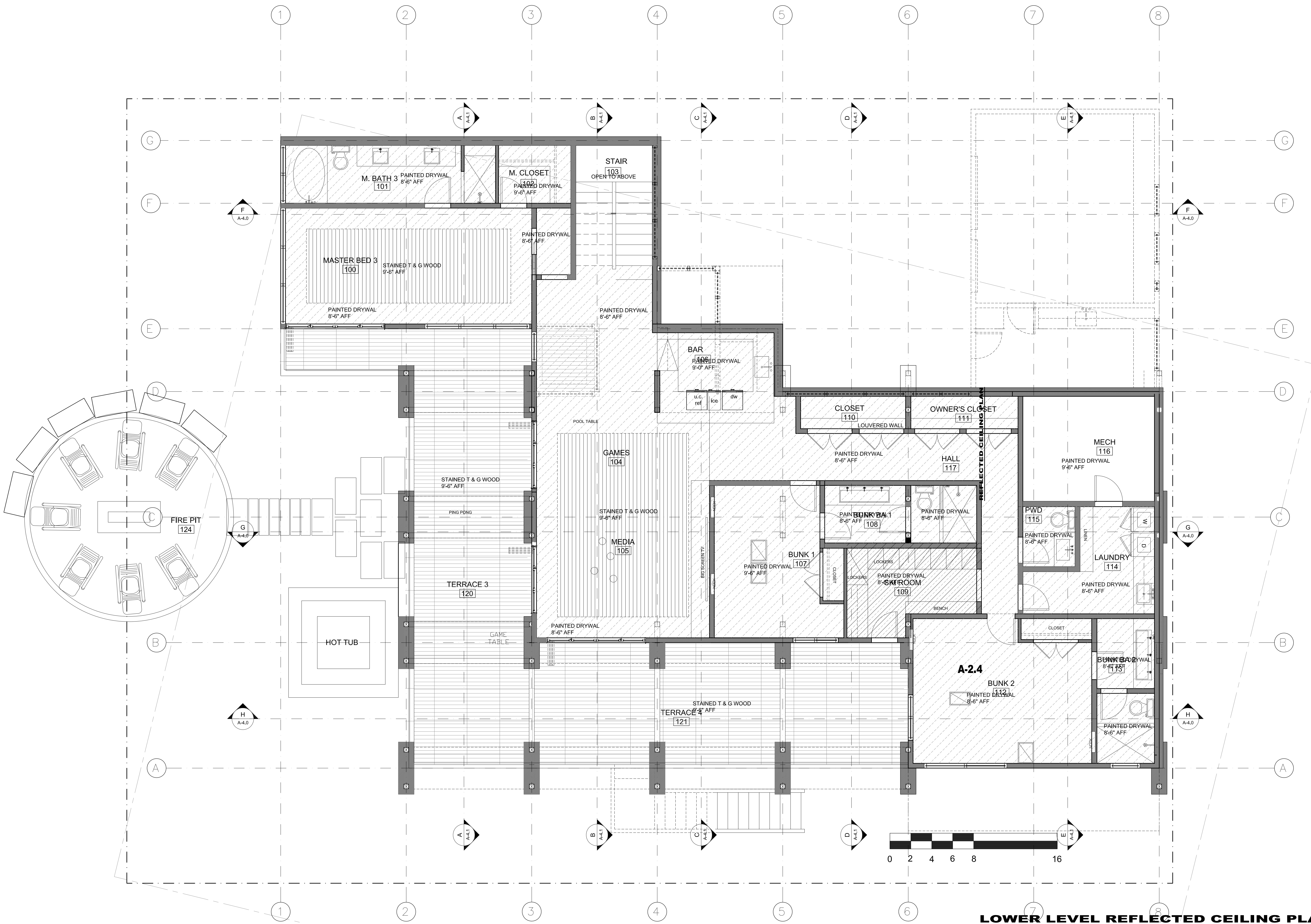
MORTON architects inc.
221 S. PINE ST. PO BOX 3561 TELLURIDE, CO. 81435
(970) 708-2246



COPYRIGHT
All designs, ideas, arrangements and plans indicated by these drawings and specifications are the property and copyright of the Architect and shall neither be used on any other work nor be used by any other person for any use whatsoever without written permission. Written dimensions shall take precedence over scaled dimensions and shall be verified at the site. Any dimensional discrepancies shall be brought to the attention of the Architect prior to the commencement of the work.

ISSUE LOG	
Final DRB submittal	2-14-22
FILE NAME	
JOB NUMBER	XXX
DRAWN BY	SM
SCALE	1/4" = 1'-0"
SHEET	

A-2.4
OF SHEETS



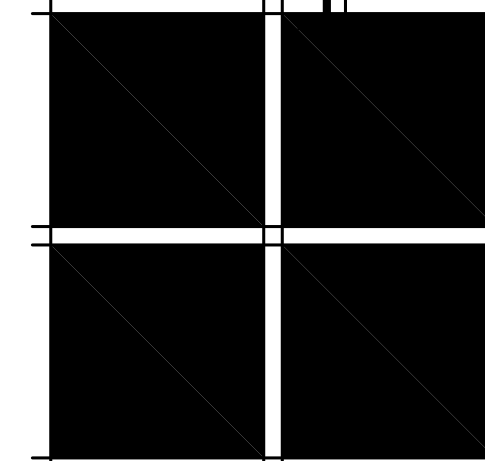
LOWER LEVEL REFLECTED CEILING PLAN

1/8" = 1'-0"

preliminary-not for construction

FREEMAN RESIDENCE
 Lot 22-The Ridge, Town of Mountain Village, CO. 81435

MORTON architects inc.
 221 S. PINE ST. PO BOX 3561 TELLURIDE, CO. 81435
 (970) 708-2246

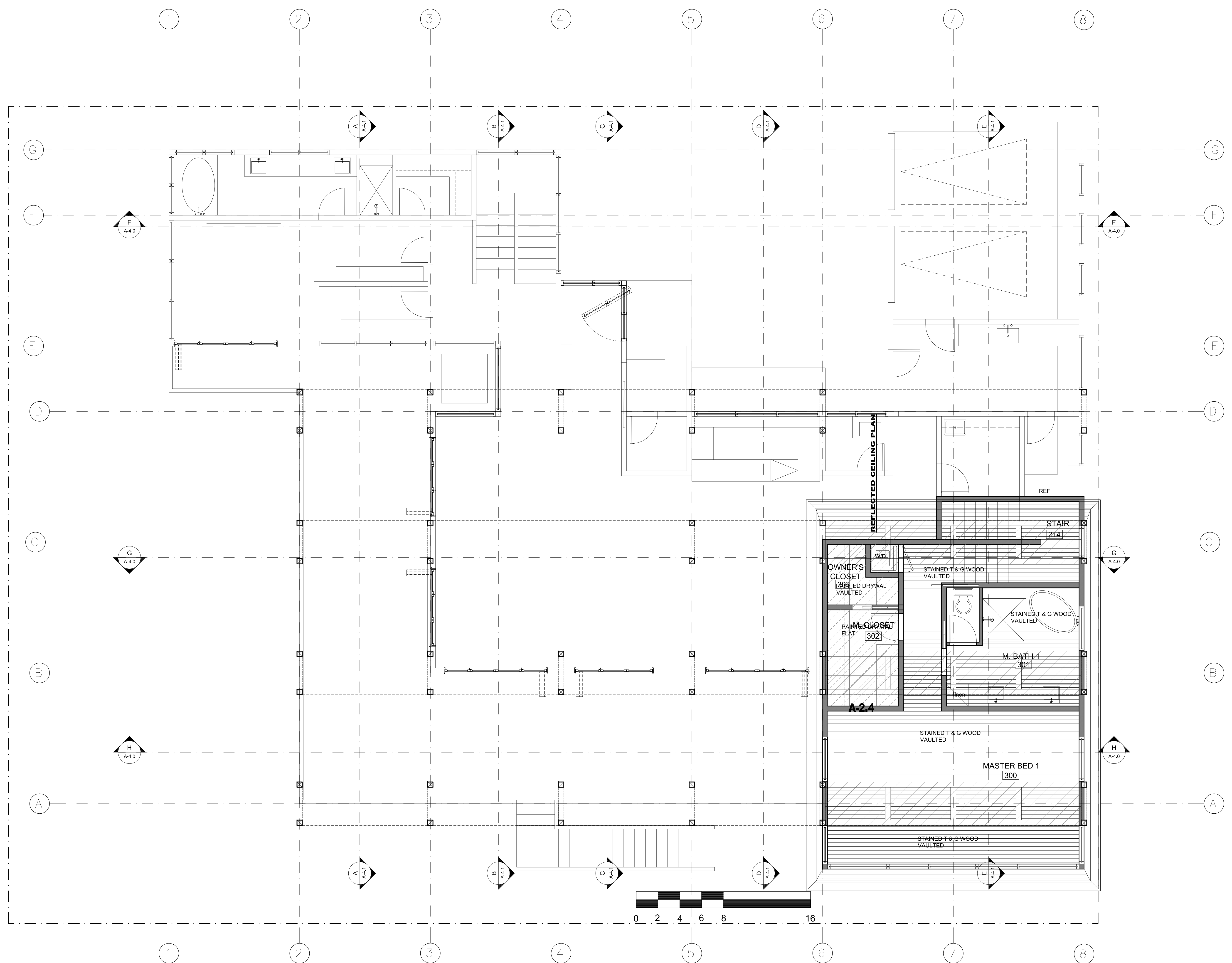


COPYRIGHT
 All designs, ideas, arrangements and plans indicated by these drawings and specifications are the property and copyright of the Architect and shall neither be used on any other work nor be used by any other person for any use whatsoever without written permission. Written dimensions shall take precedence over scaled dimensions and shall be verified at the site. Any dimensional discrepancies shall be brought to the attention of the Architect prior to the commencement of the work.

ISSUE LOG	
Final DRB submittal	2-14-22
FILE NAME	
JOB NUMBER	XXX
DRAWN BY	SM
SCALE	1/4" = 1'-0"
SHEET	

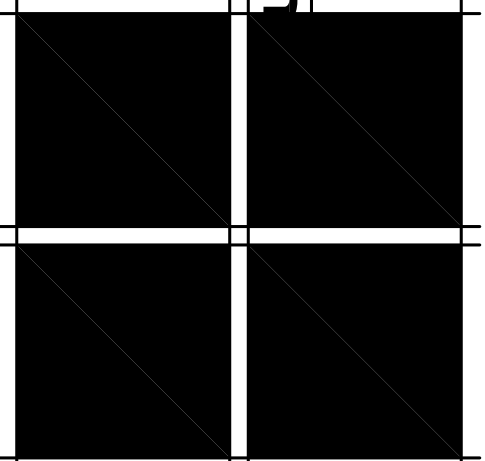
A-2.5

OF SHEETS



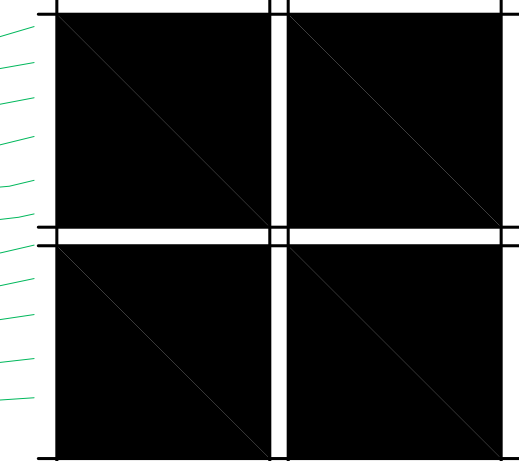
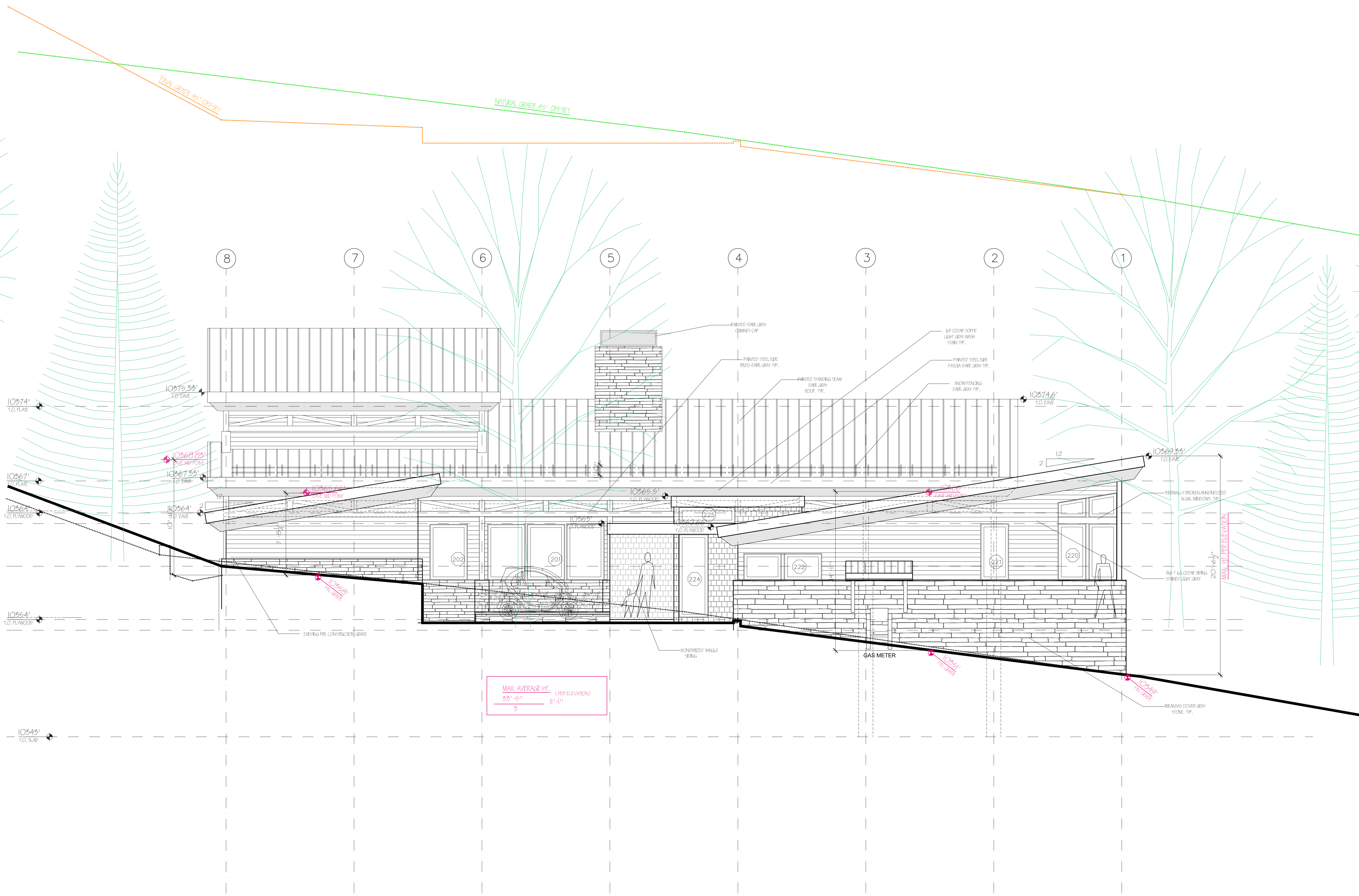
UPPER LEVEL REFLECTED CEILING PLAN
1/8" = 1'-0"

preliminary-not for construction



COPYRIGHT
 All designs, ideas, arrangements and plans indicated by these drawings and specifications are the property and copyright of the Architect and shall neither be used on any other work nor be used by any other person for any use whatsoever without written permission. Written dimensions shall take precedence over scaled dimensions and shall be verified at the site. Any dimensional discrepancies shall be brought to the attention of the Architect prior to the commencement of the work.

ISSUE LOG	
Final DRB submittal	2-14-22
FILE NAME	
JOB NUMBER	XXX
DRAWN BY	SM
SCALE	1/4" = 1'-0"
SHEET	

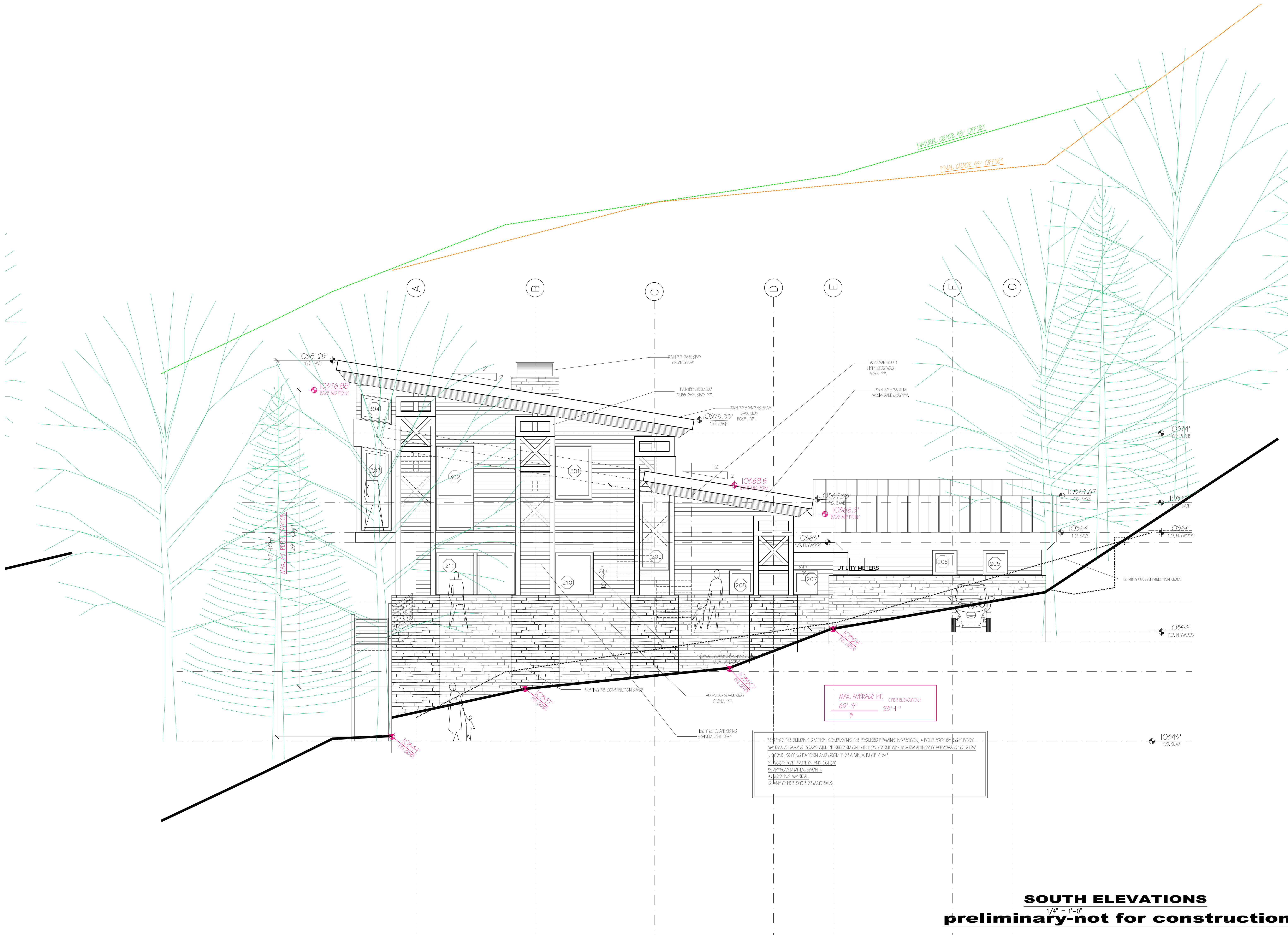


COPYRIGHT
All designs, ideas, arrangements and plans indicated by these drawings and specifications are the property and copyright of the Architect and shall neither be used on any other work nor be used by any other person for any use whatsoever without written permission. Written dimensions shall take precedence over scaled dimensions and shall be verified at the site. Any dimensional discrepancies shall be brought to the attention of the Architect prior to the commencement of the work.

ISSUE LOG	
Final DRB submittal	2-14-22

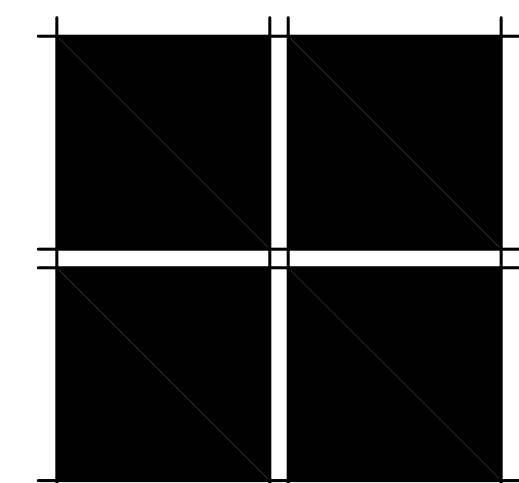
FILE NAME
JOB NUMBER XXX
DRAWN BY SM
SCALE 1/4" = 1'-0"
SHEET

EAST ELEVATIONS
1/4" = 1'-0"
preliminary-not for construction



MAX. AVERAGE HT. (PER ELEVATION)
69'-5" 29'-1"

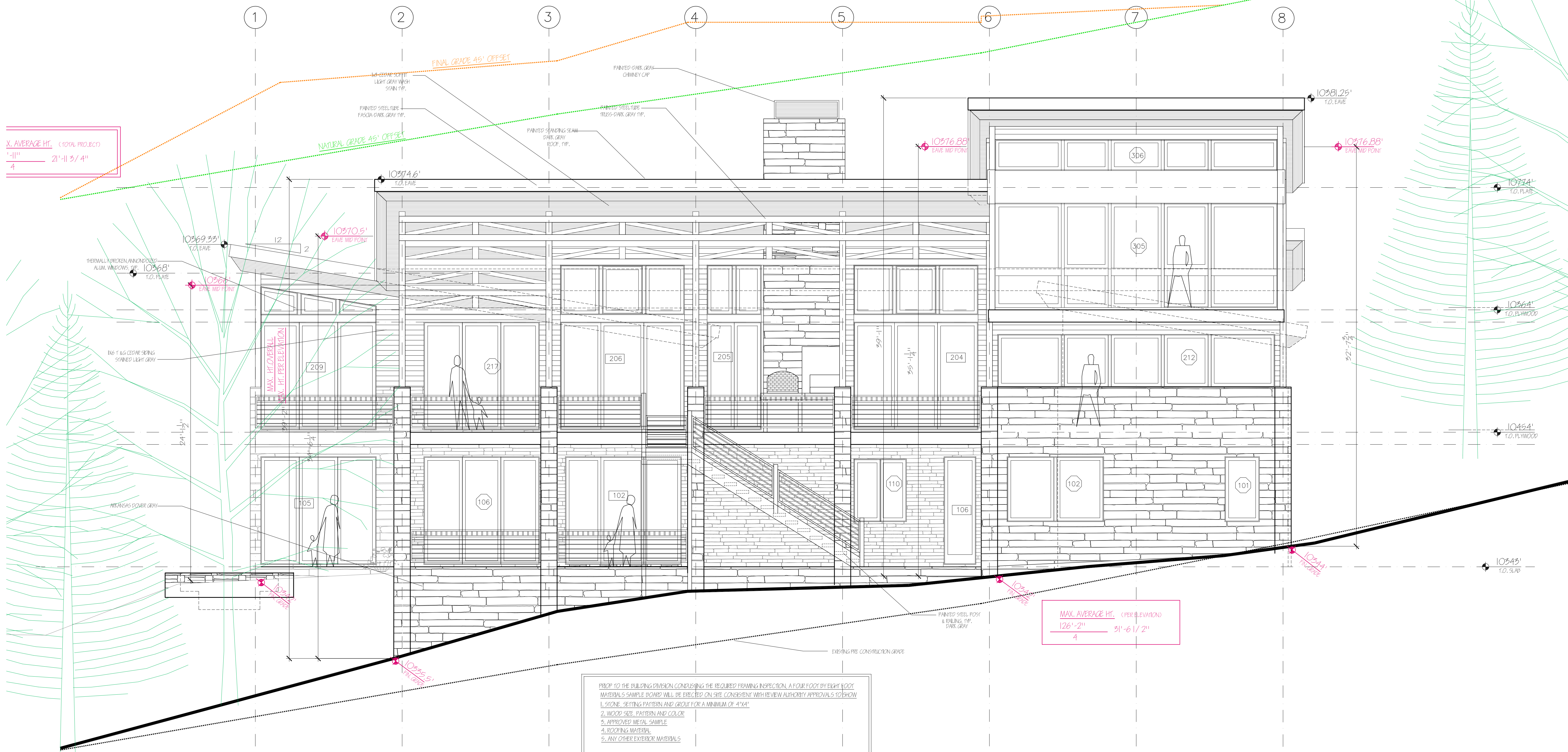
PER THE BUILDING DIVISION CONDUCTING THE REQUIRED FRAMING INSPECTION, A FOUR-FOOT BY EIGHT-FOOT MATERIALS SAMPLE BOARD WILL BE ERRECTED ON SITE CONSISTENT WITH REVIEW AUTHORITY APPROVALS TO SHOW:
1. STONE SETTING PATTERN AND GROUP FOR A MINIMUM OF 4"x4"
2. WOOD SIZE, PATTERN AND COLOR
3. APPROVED METAL SAMPLE
4. ROOFING MATERIAL
5. ANY OTHER EXTERIOR MATERIALS



COPYRIGHT
All designs, ideas, arrangements and plans indicated by these drawings and specifications are the property and copyright of the Architect and shall neither be used on any other work nor be used by any other person for any use whatsoever without written permission. Written dimensions shall take precedence over scaled dimensions and shall be verified at the site. Any dimensional discrepancies shall be brought to the attention of the Architect prior to the commencement of the work.

ISSUE LOG	
Final DRB submittal	2-14-22

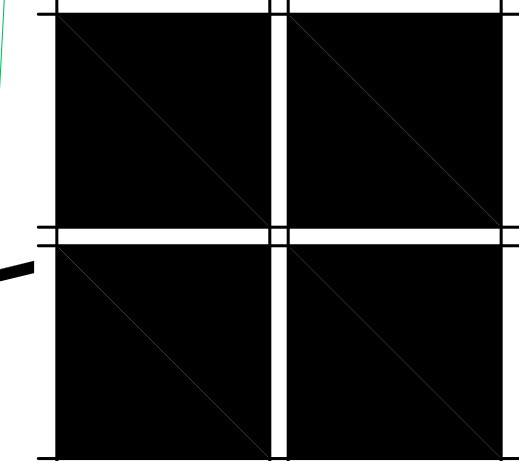
FILE NAME
JOB NUMBER XXX
DRAWN BY SM
SCALE 1/4" = 1'-0"
SHEET



MAX. AVERAGE HT. (TOTAL PROJECT)
1'-11 3/4"
4

MAX. AVERAGE HT. (PER ELEVATION)
126'-2"
51'-6 1/2"
4

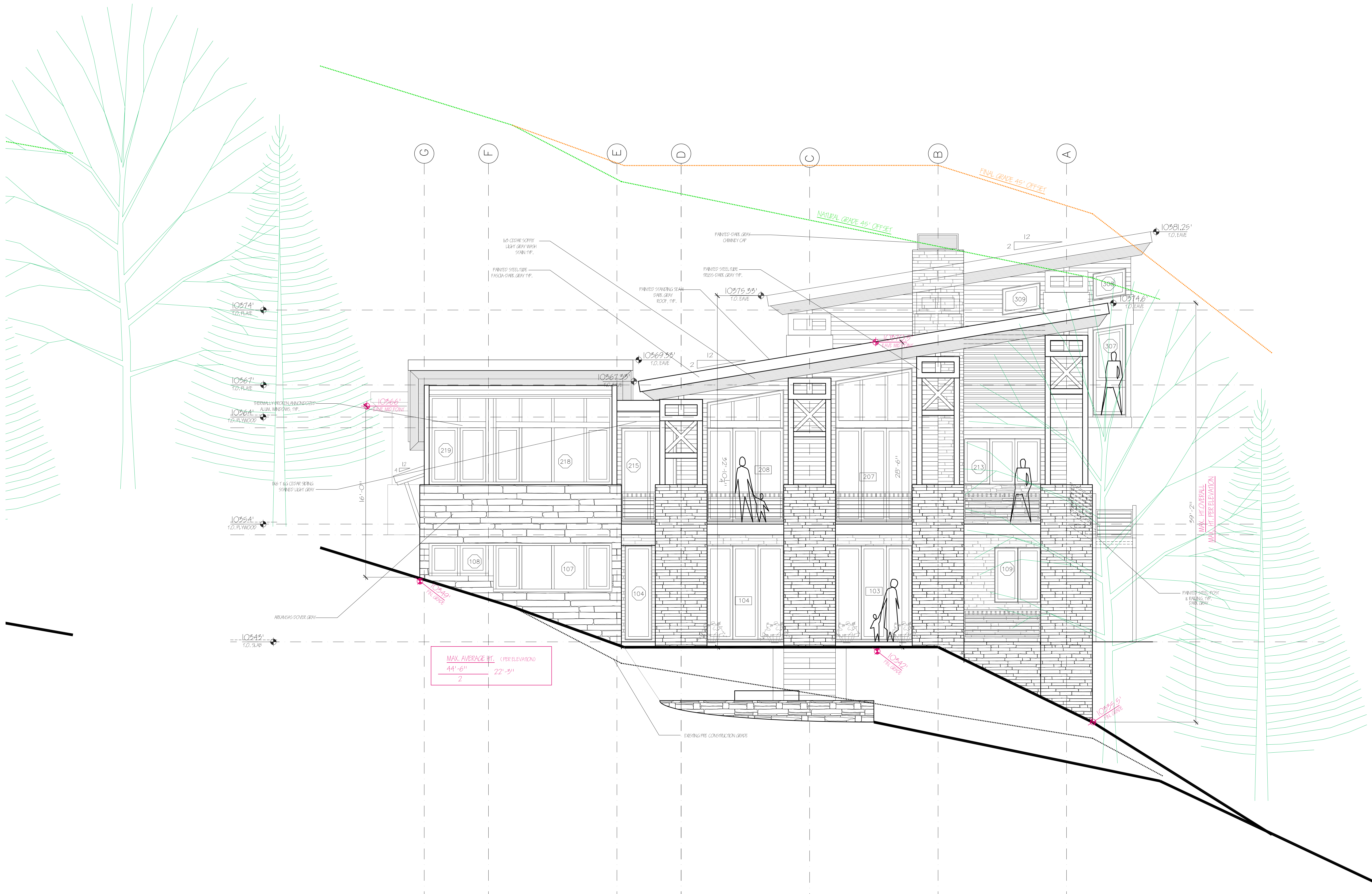
PROF. TO THE BUILDING DIVISION CONCERNING THE REQUIRED FINISHING INSPECTION. A FOUR FOOT BY EIGHT FOOT MATERIALS SAMPLE BOARD WILL BE ERECTED ON SITE CONCURRENT WITH REVIEW AUTHORITY APPROVALS TO SHOW:
1. STONE SETTING PATTERN AND GROUT FOR A MINIMUM OF 4'X4'
2. WOOD SILE PATTERN AND COLOR
3. APPROVED METAL SAMPLE
4. ROOFING MATERIAL
5. ANY OTHER EXTERIOR MATERIALS



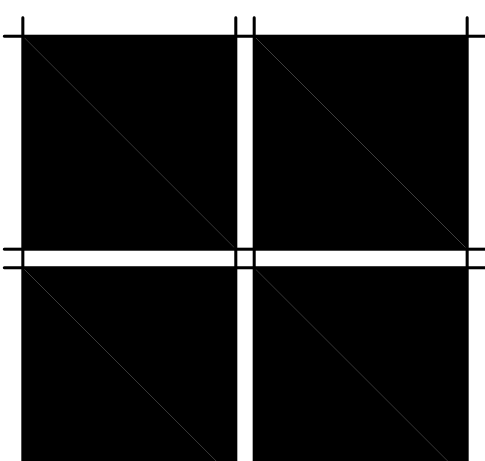
COPYRIGHT
All designs, ideas, arrangements and plans indicated by these drawings and specifications are the property and copyright of the Architect and shall neither be used on any other work nor be used by any other person for any use whatsoever without written permission. Written dimensions shall take precedence over scaled dimensions and shall be verified at the site. Any dimensional discrepancies shall be brought to the attention of the Architect prior to the commencement of the work.

ISSUE LOG	
Final DRB submittal	2-14-22

FILE NAME
JOB NUMBER XXX
DRAWN BY SM
SCALE 1/4" = 1'-0"
SHEET

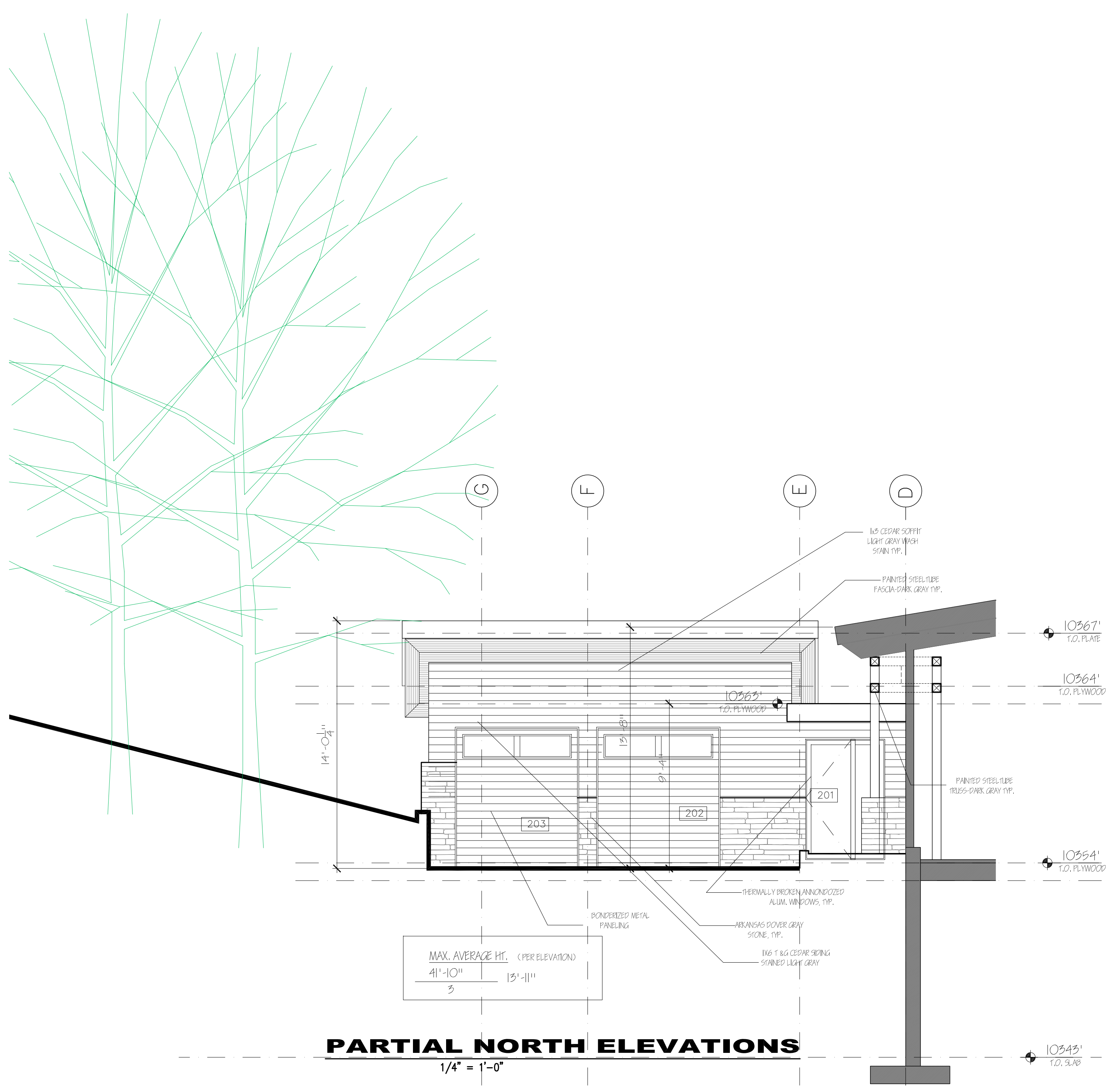


ELEVATIONS



COPYRIGHT
 All designs, ideas, arrangements and plans indicated by these drawings and specifications are the property and copyright of the Architect and shall neither be used on any other work nor be used by any other person for any use whatsoever without written permission. Written dimensions shall take precedence over scaled dimensions and shall be verified at the site. Any dimensional discrepancies shall be brought to the attention of the Architect prior to the commencement of the work.

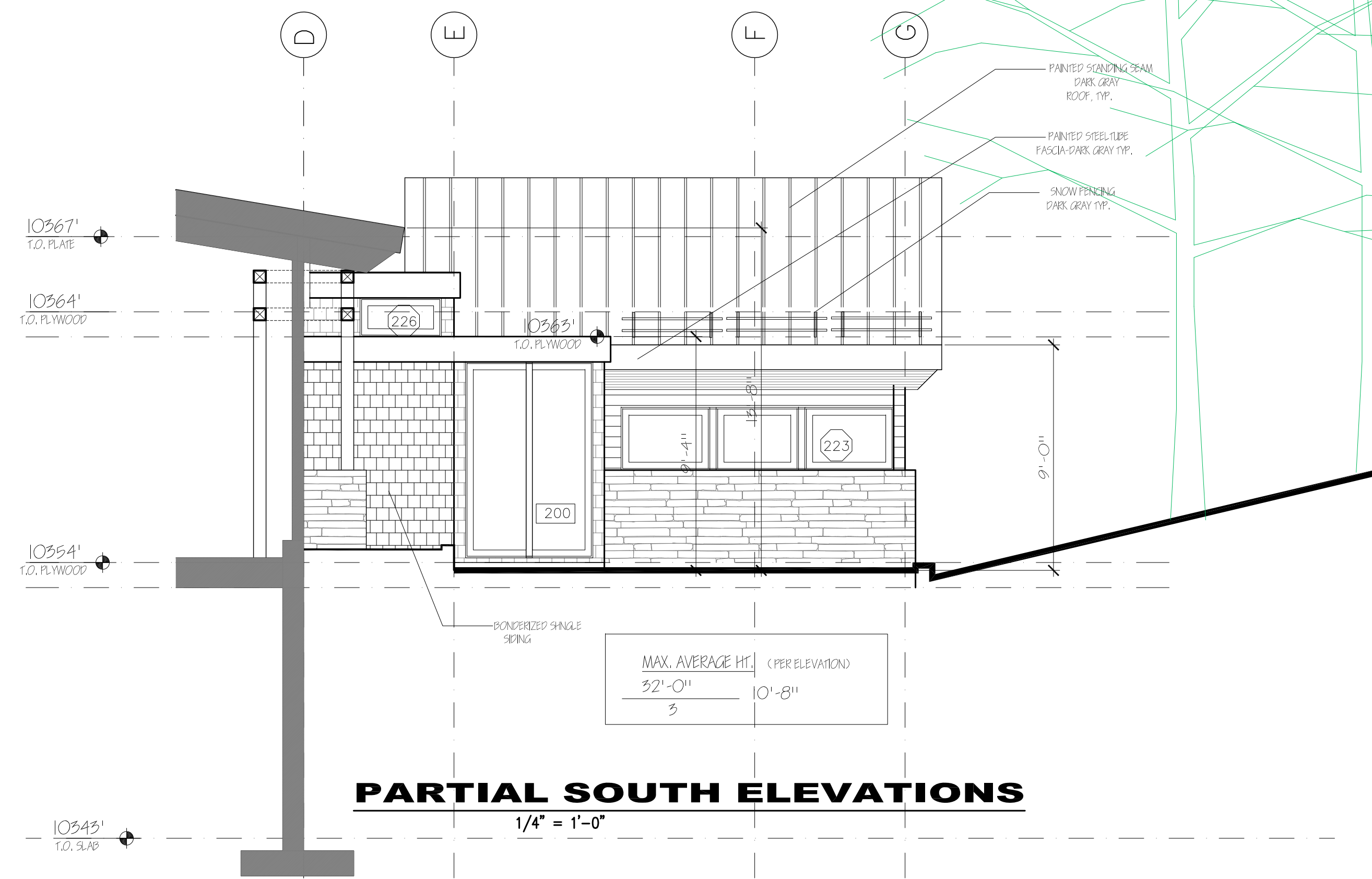
ISSUE LOG	
Final DRB submittal	2-14-22
FILE NAME	
JOB NUMBER	XXX
DRAWN BY	SM
SCALE	1/4" = 1'-0"
SHEET	



PARTIAL NORTH ELEVATIONS

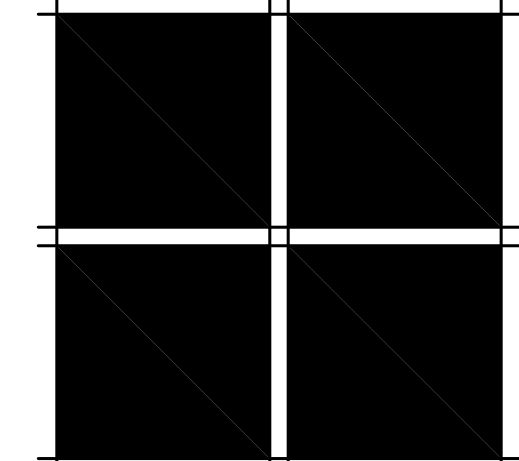
1/4" = 1'-0"

MAX. AVERAGE HT. (PER ELEVATION)	
41'-10"	15'-11"
3	



PARTIAL SOUTH ELEVATIONS

1/4" = 1'-0"



COPYRIGHT
 All designs, ideas, arrangements and plans indicated by these drawings and specifications are the property and copyright of the Architect and shall neither be used on any other work nor be used by any other person for any use whatsoever without written permission. Written dimensions shall take precedence over scaled dimensions and shall be verified at the site. Any dimensional discrepancies shall be brought to the attention of the Architect prior to the commencement of the work.

ISSUE LOG	
Final DRB submittal	2-14-22

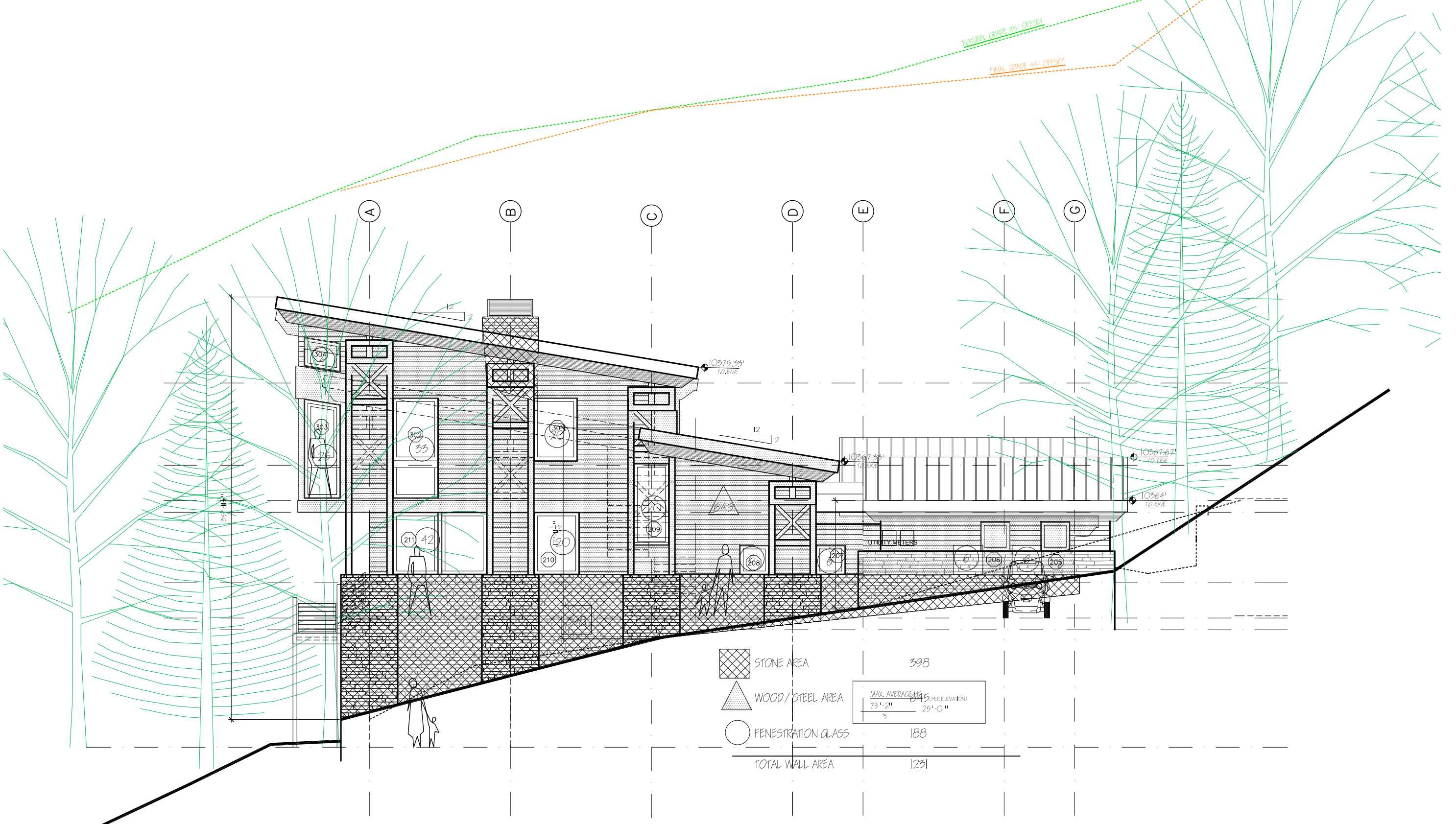
FILE NAME
JOB NUMBER
XXX
DRAWN BY
SM
SCALE
1/4" = 1'-0"
SHEET

A-3.4



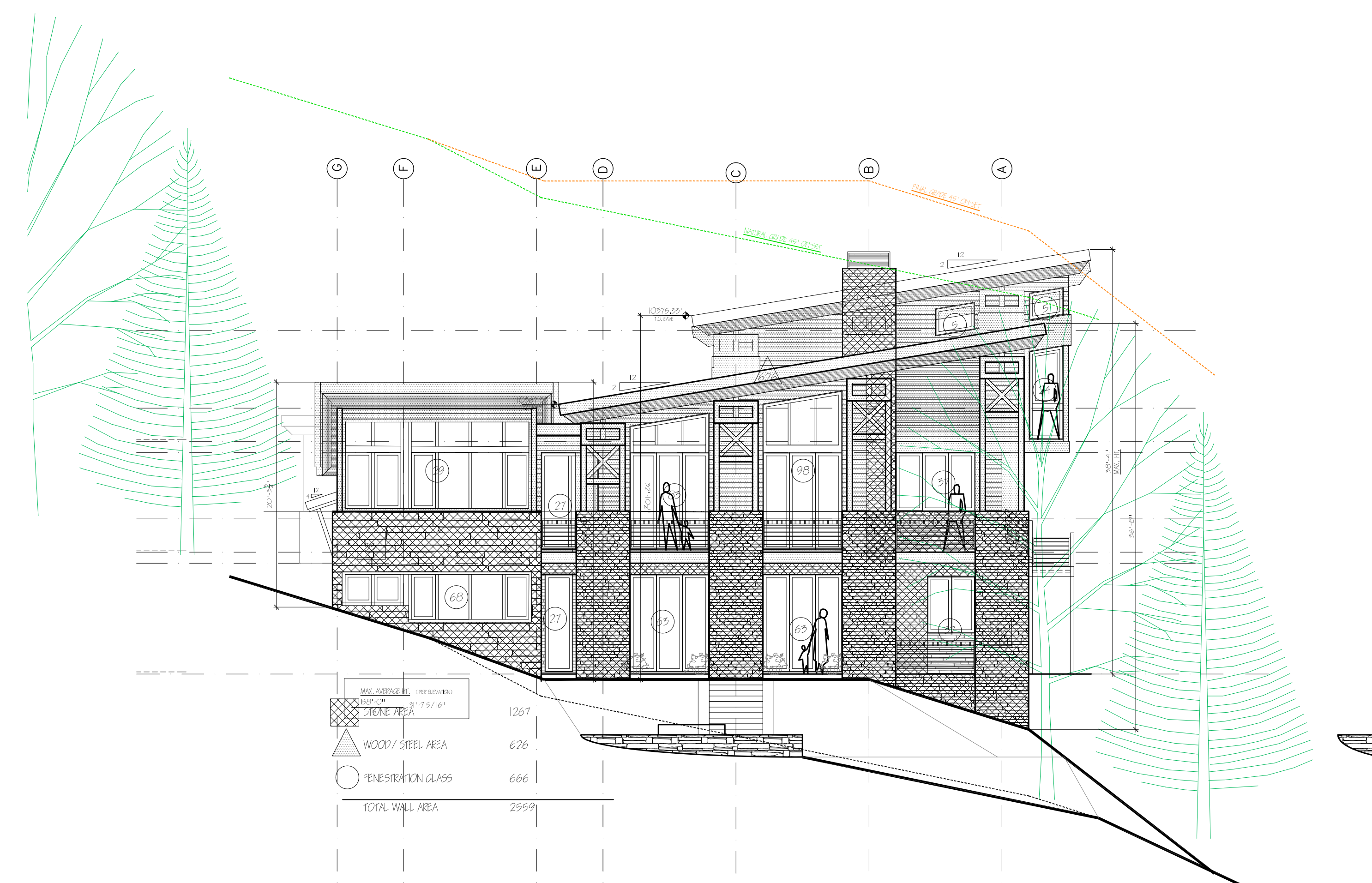
EXTERIOR MATERIALS WEST
1/8" = 1'-0"

STONE AREA	1046
WOOD/STEEL AREA	709
PENESTRATION GLASS	1282
TOTAL WALL AREA	5087



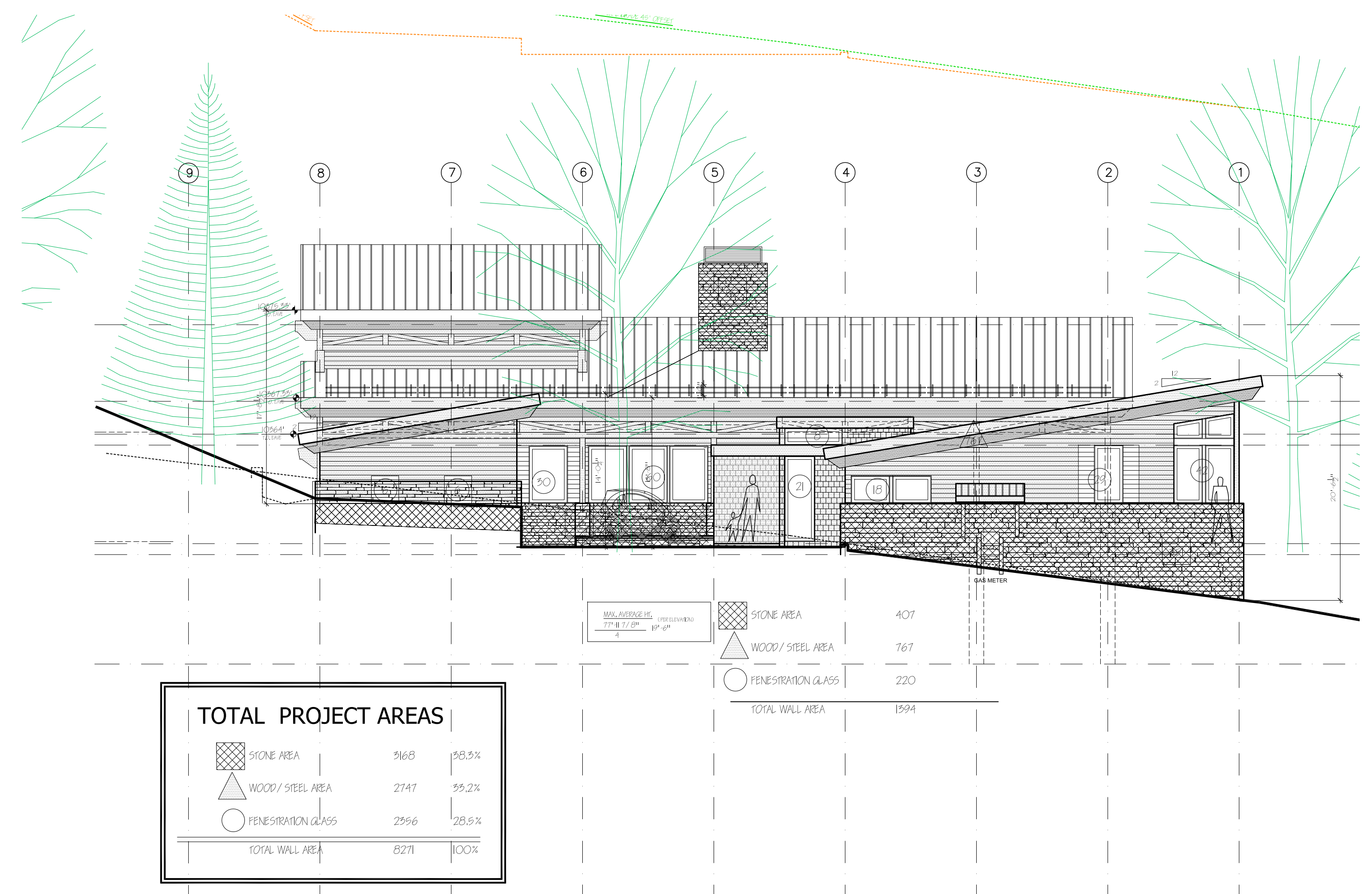
EXTERIOR MATERIALS SOUTH
1/8" = 1'-0"

STONE AREA	598
WOOD/STEEL AREA	104
PENESTRATION GLASS	185
TOTAL WALL AREA	1291



EXTERIOR MATERIALS NORTH
1/8" = 1'-0"

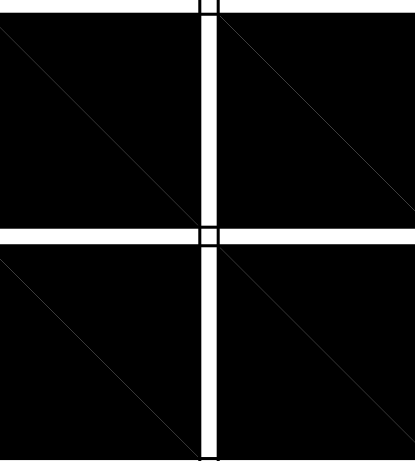
STONE AREA	1267
WOOD/STEEL AREA	626
PENESTRATION GLASS	666
TOTAL WALL AREA	2559



EXTERIOR MATERIALS EAST
1/8" = 1'-0"

STONE AREA	407
WOOD/STEEL AREA	767
PENESTRATION GLASS	220
TOTAL WALL AREA	1594

TOTAL PROJECT AREAS		
STONE AREA	5168	58.5%
WOOD/STEEL AREA	2747	35.2%
PENESTRATION GLASS	2856	28.6%
TOTAL WALL AREA	8271	100%

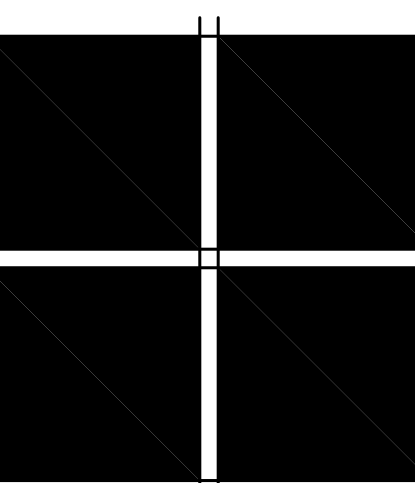


COPYRIGHT
All designs, ideas, arrangements and plans indicated by these drawings and specifications are the property and copyright of the Architect and shall neither be used on any other work nor be used by any other person for any use whatsoever without written permission. Written dimensions shall take precedence over scaled dimensions and shall be verified at the site. Any dimensional discrepancies shall be brought to the attention of the Architect prior to the commencement of the work.

ISSUE LOG	
Final DRB submittal	2-14-22

FILE NAME
JOB NUMBER
XXX
DRAWN BY
SM
SCALE
1/8" = 1'-0"
SHEET

preliminary-not for construction



SECTIONS

SECTION

Final ORB submitted 2-14-22

FILE NAME

JOB NUMBER
XXX

DRAWN BY
SM

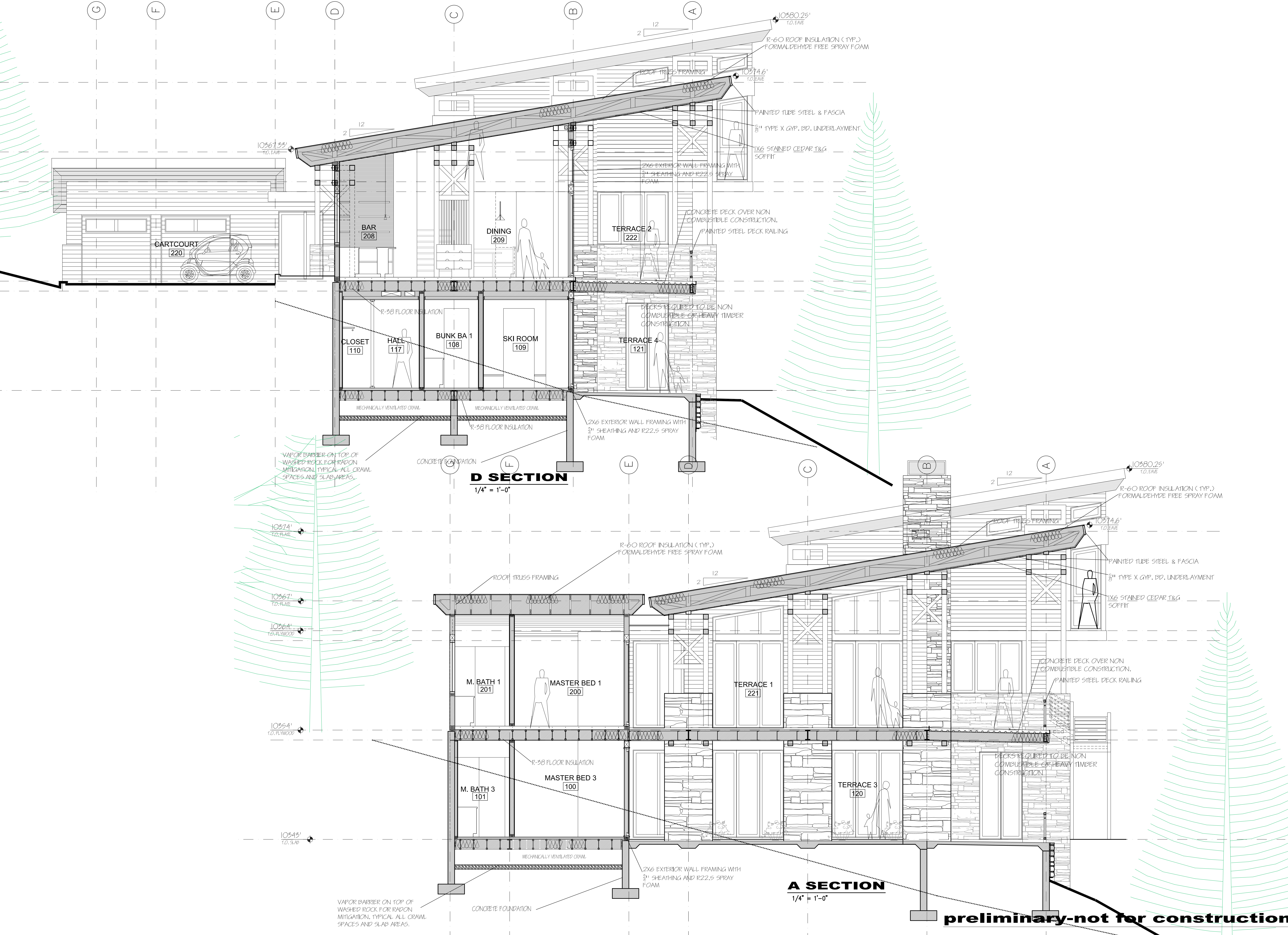
SCALE
1/4" = 1'-0"

SHEET

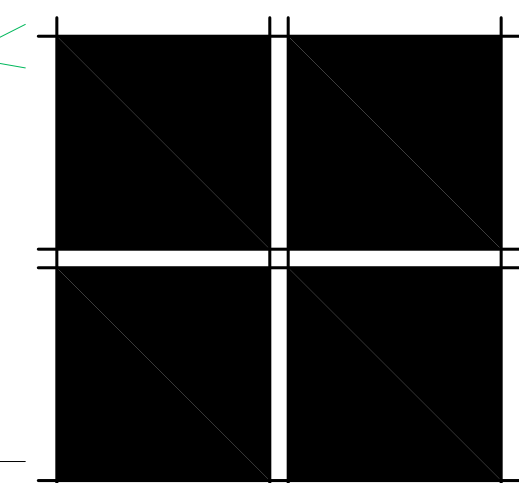
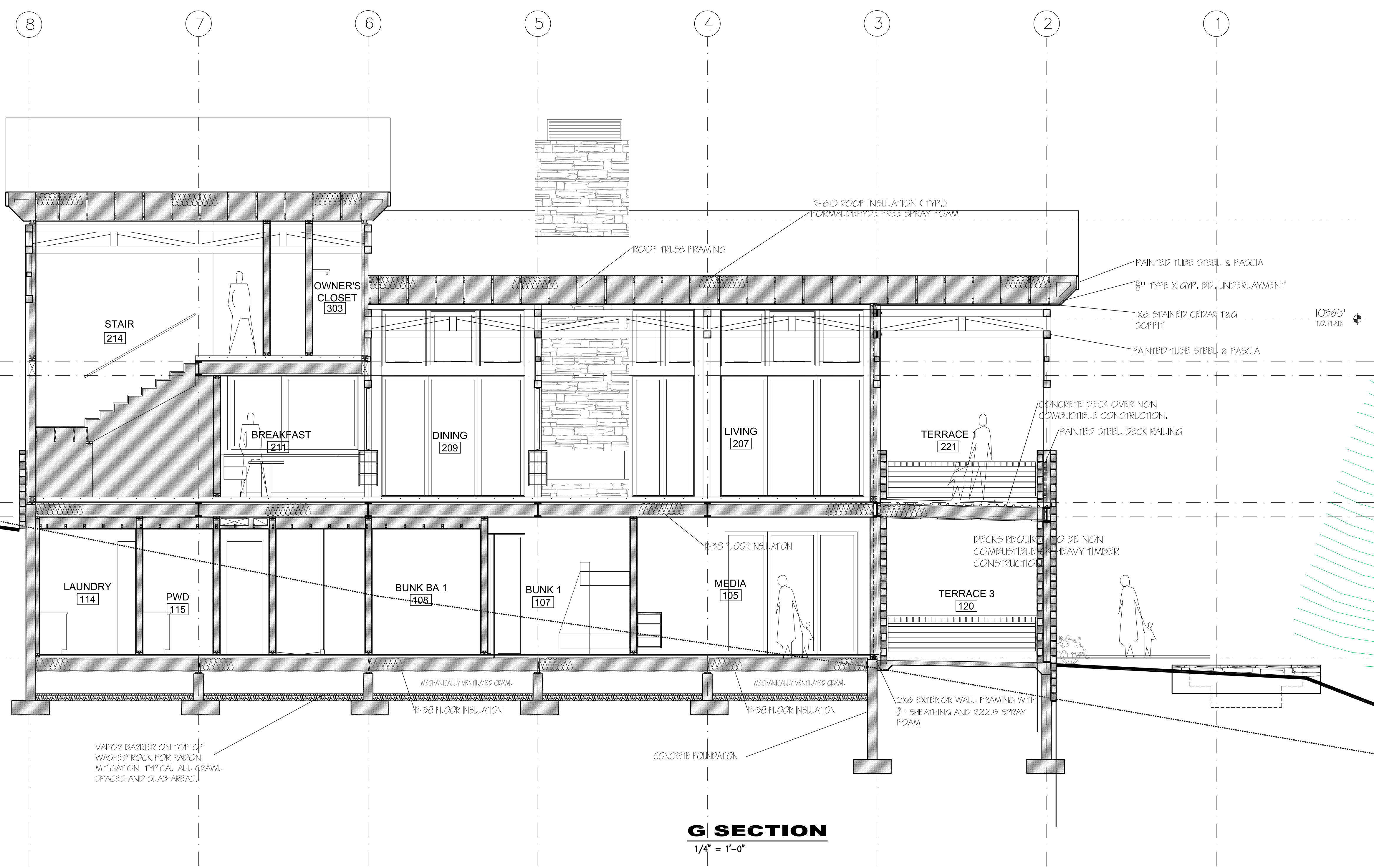
A-4.0

OF SHEETS

preliminary-not for construction



preliminary-not for construction

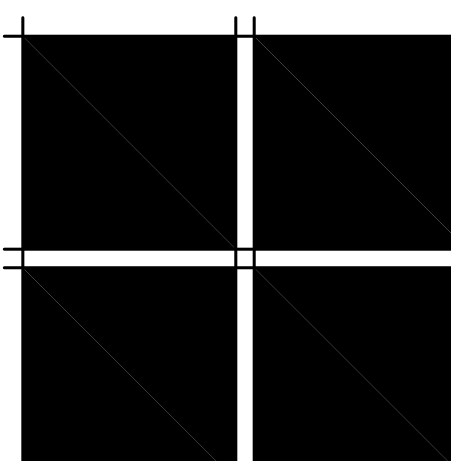


COPYRIGHT
All designs, ideas, arrangements and plans indicated by these drawings and specifications are the property and copyright of the Architect and shall neither be used on any other work nor be used by any other person for any use whatsoever without written permission. Written dimensions shall take precedence over scaled dimensions and shall be verified at the site. Any dimensional discrepancies shall be brought to the attention of the Architect prior to the commencement of the work.

ISSUE LOG	
Final DRB submittal	2-14-22

FILE NAME
JOB NUMBER XXX
DRAWN BY SM
SCALE 1/4" = 1'-0"
SHEET

A-4.1



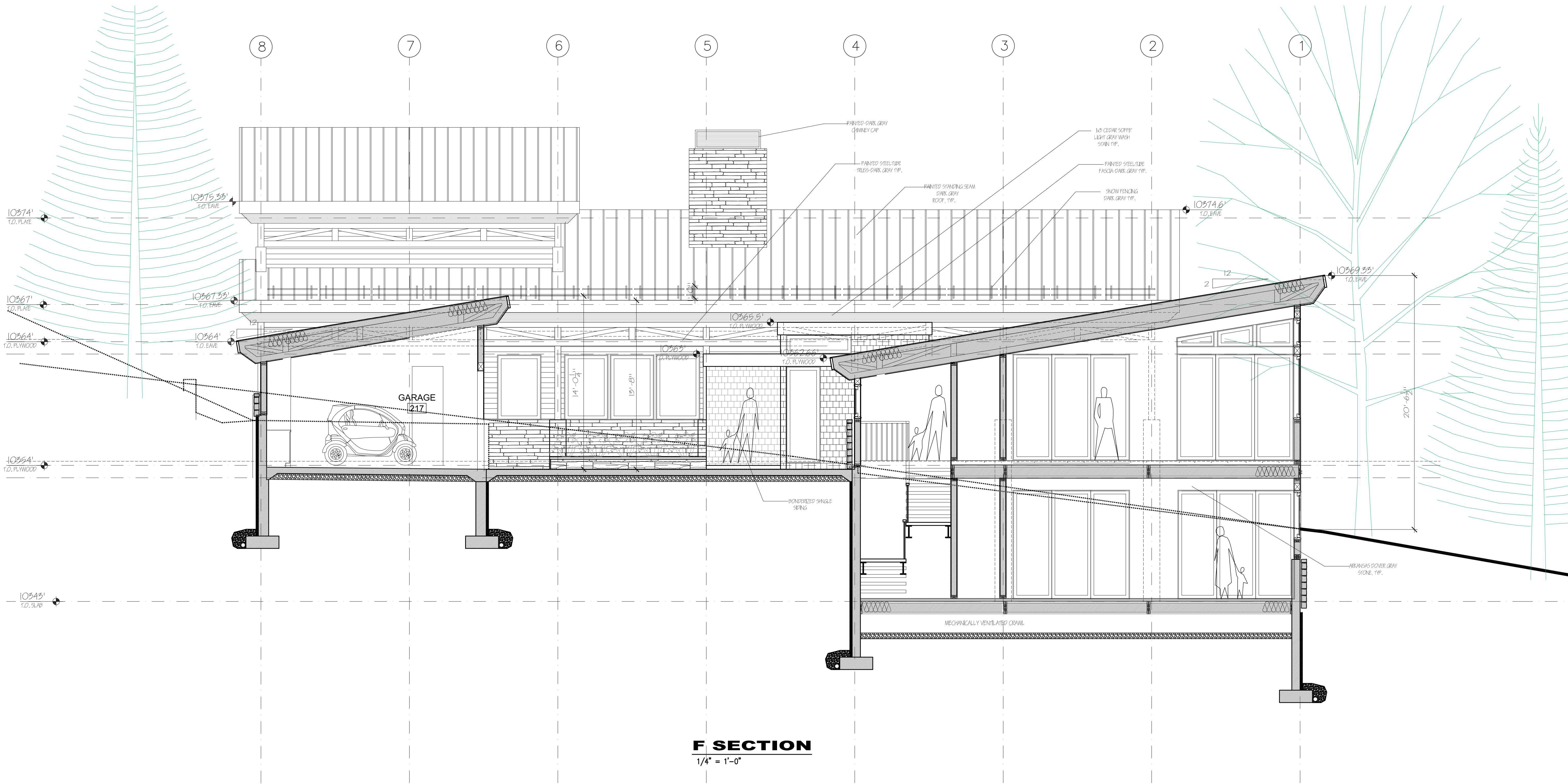
COPYRIGHT
All designs, ideas, arrangements and plans indicated by these drawings and specifications are the property and copyright of the Architect and shall neither be used on any other work nor be used by any other person for any use whatsoever without written permission. Written dimensions shall take precedence over scaled dimensions and shall be verified at the site. Any dimensional discrepancies shall be brought to the attention of the Architect prior to the commencement of the work.

ISSUE LOG

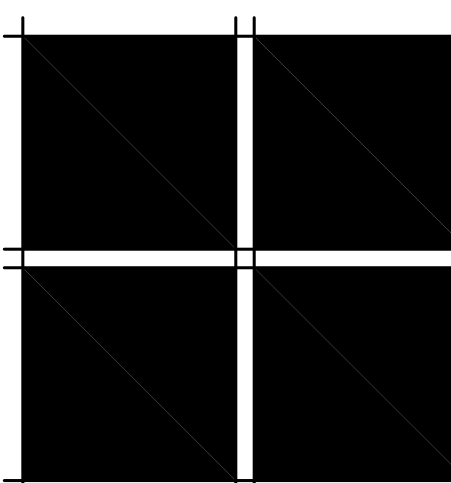
Final DRB submittal	2-14-22
---------------------	---------

FILE NAME
JOB NUMBER
XXX
DRAWN BY
SM
SCALE
1/4" = 1'-0"
SHEET

A-4.2



F SECTION
1/4" = 1'-0"



COPYRIGHT
All designs, ideas, arrangements and plans indicated by these drawings and specifications are the property and copyright of the Architect and shall neither be used on any other work nor be used by any other person for any use whatsoever without written permission. Written dimensions shall take precedence over scaled dimensions and shall be verified at the site. Any dimensional discrepancies shall be brought to the attention of the Architect prior to the commencement of the work.

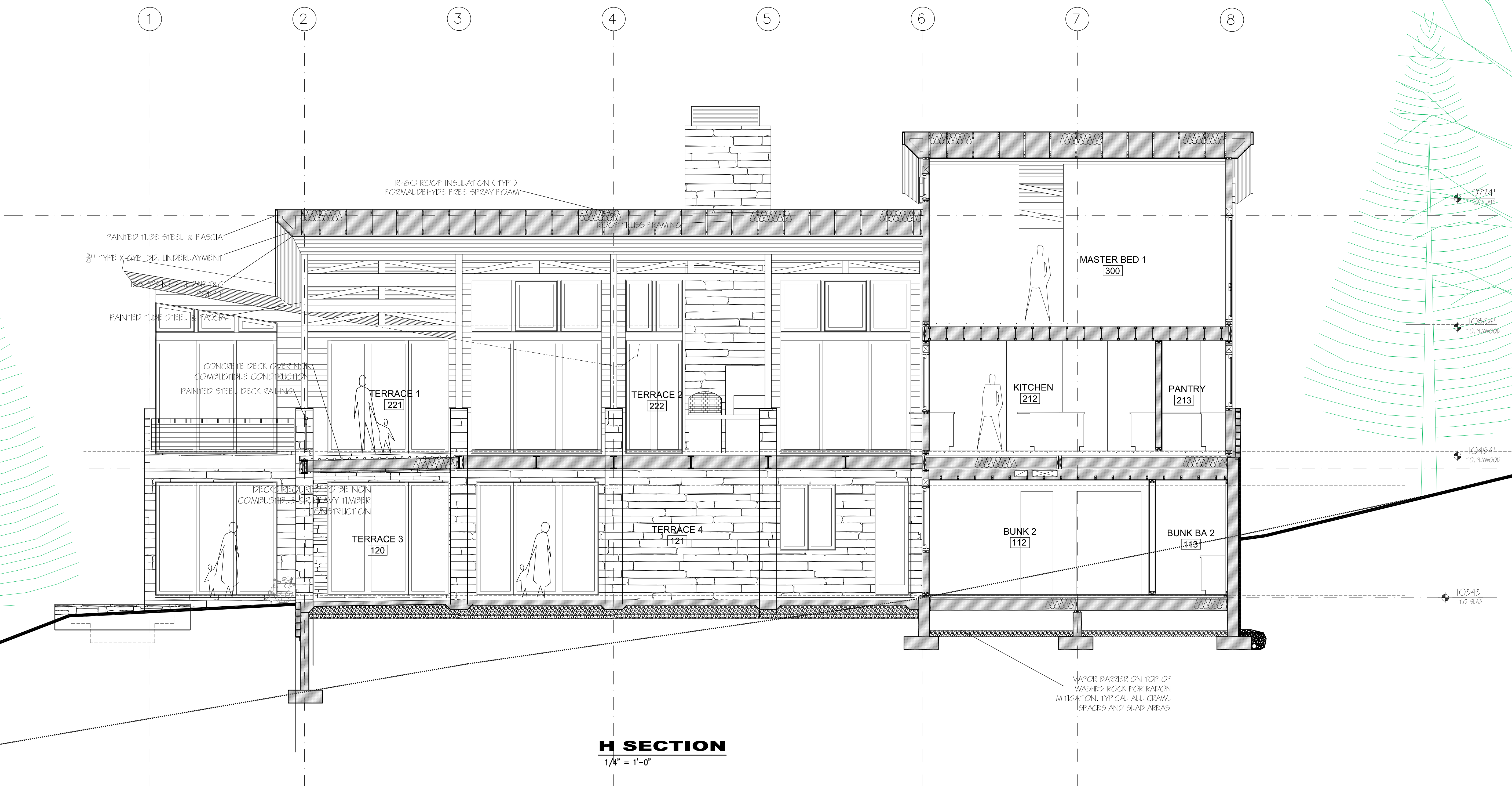
ISSUE LOG

Final DRB submital	2-14-22
--------------------	---------

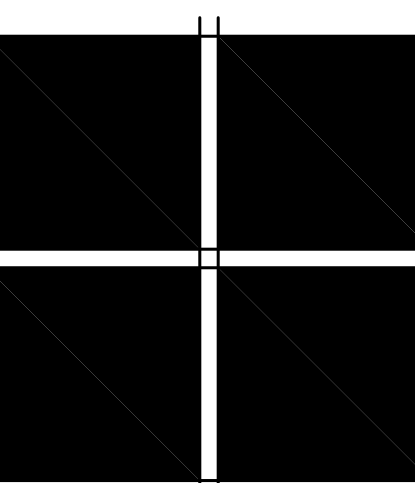
FILE NAME
JOB NUMBER
XXX
DRAWN BY
SM
SCALE
1/4" = 1'-0"
SHEET

A-4.3

SECTIONS



H SECTION
1/4" = 1'-0"



SECTIONS

COPYRIGHT
All designs, ideas, arrangements and plans indicated by these drawings and specifications are the property and copyright of the Architect and shall neither be used on any other work nor be used by any other person for any use whatsoever without written permission. Written dimensions shall take precedence over scaled dimensions and shall be verified at the site. Any dimensional discrepancies shall be brought to the attention of the Architect prior to the commencement of the work.

ISSUE LOG

Final DRB submittal	2-14-22
---------------------	---------

FILE NAME

JOB NUMBER
XXX

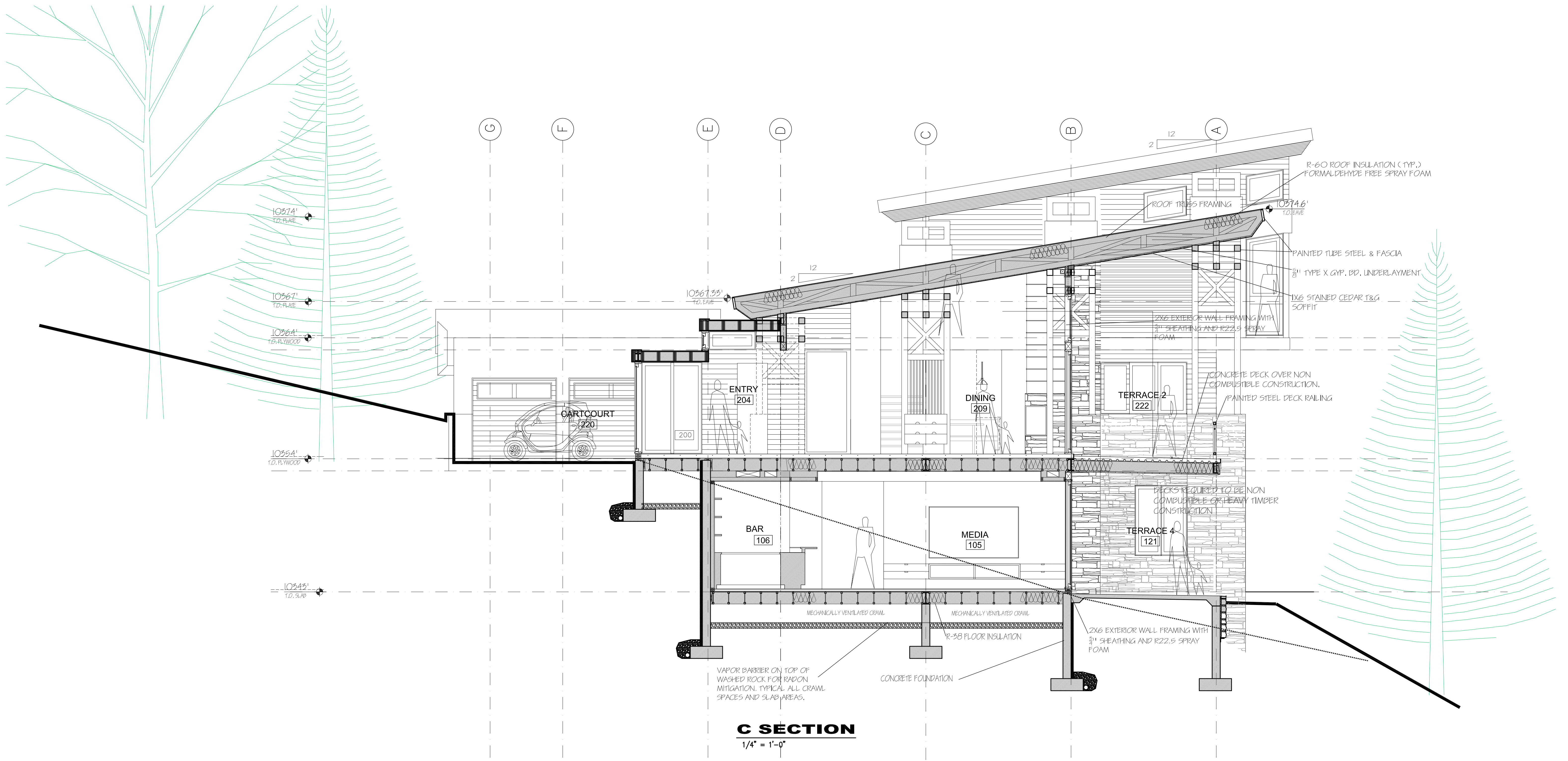
DRAWN BY
SM

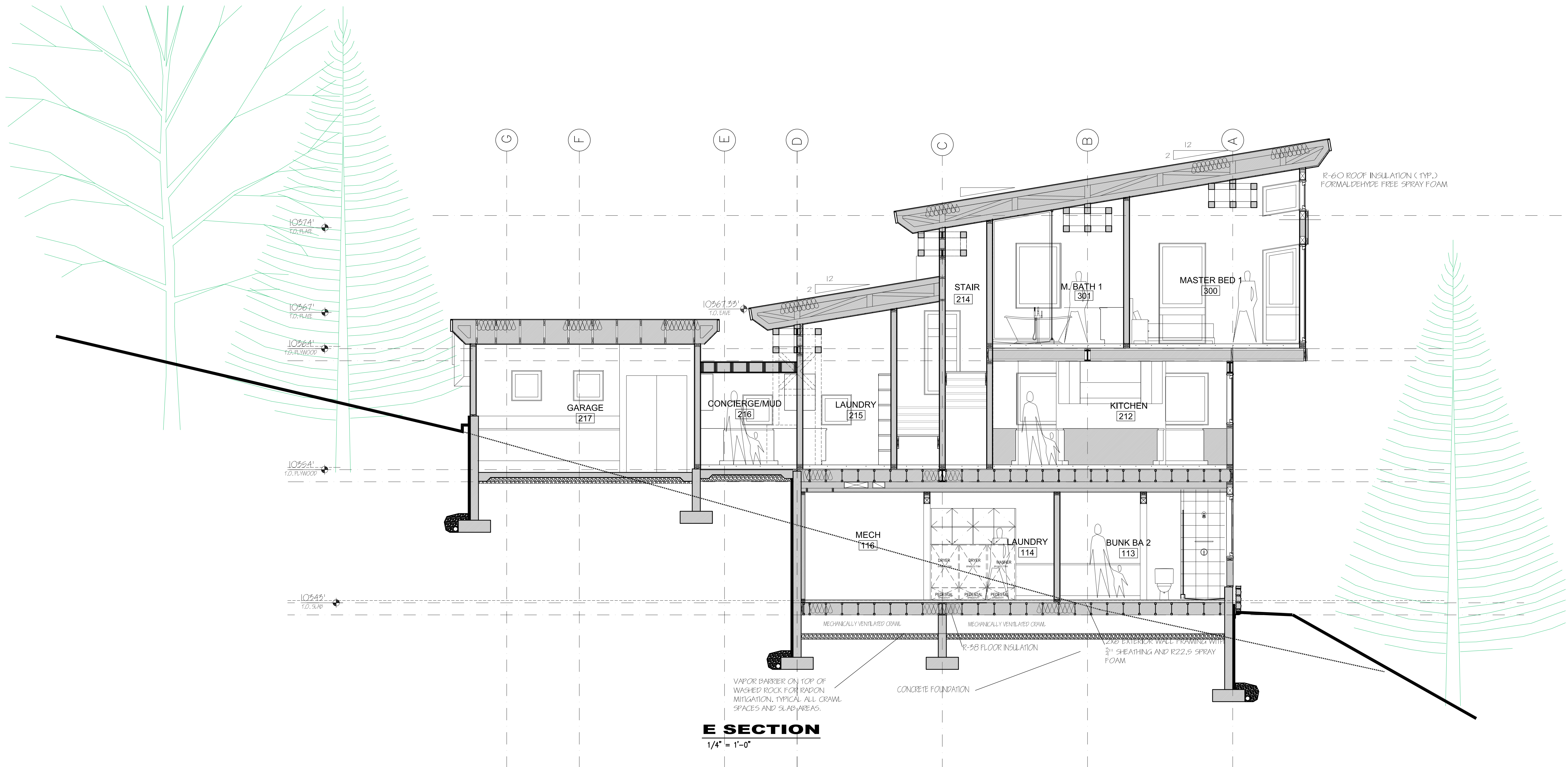
SCALE
1/4" = 1'-0"

SHEET

A-4.4

OF SHEETS





E SECTION
1/4" = 1'-0"

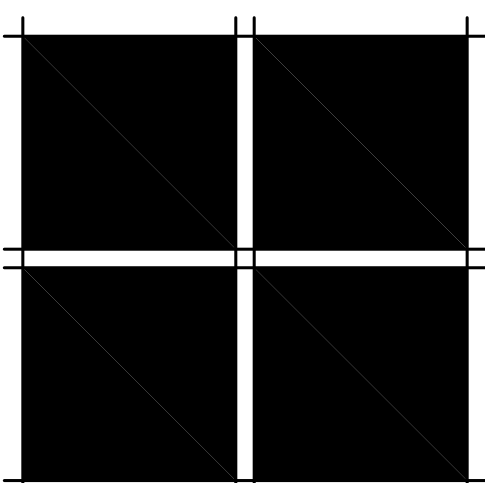
VAPOR BARRIER ON TOP OF WASHED ROCK FOR RADON MITIGATION, TYPICAL ALL CRAWL SPACES AND SLAB AREAS.

CONCRETE FOUNDATION

R-38 FLOOR INSULATION

(2x8) EXTERIOR WALL FRAMING WITH 3/4" SHEATHING AND R22.5 SPRAY FOAM

R-60 ROOF INSULATION (1" P.) FORMALDEHYDE FREE SPRAY FOAM

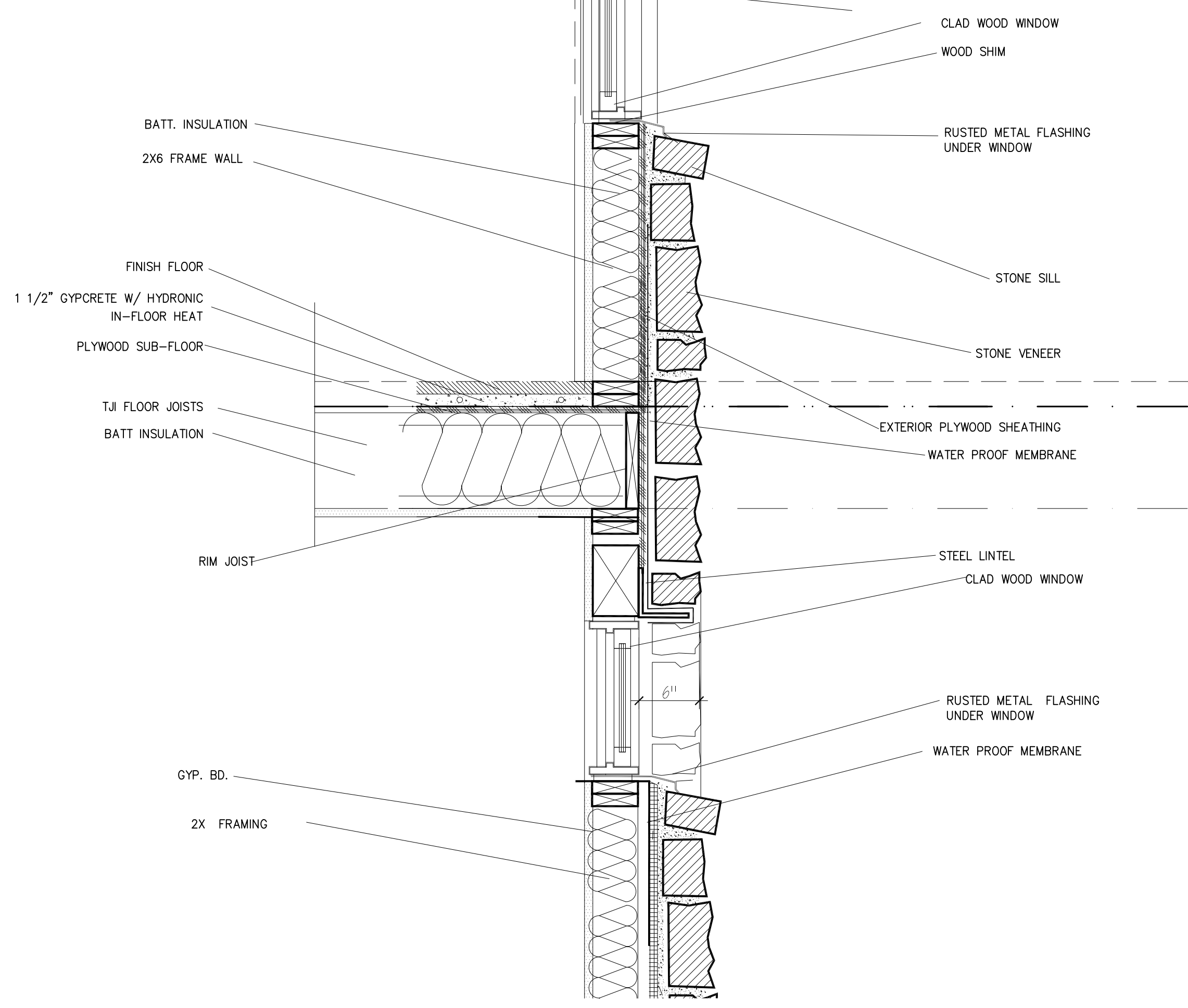


COPYRIGHT
All designs, ideas, arrangements and plans indicated by these drawings and specifications are the property and copyright of the Architect and shall neither be used on any other work nor be used by any other person for any use whatsoever without written permission. Written dimensions shall take precedence over scaled dimensions and shall be verified at the site. Any dimensional discrepancies shall be brought to the attention of the Architect prior to the commencement of the work.

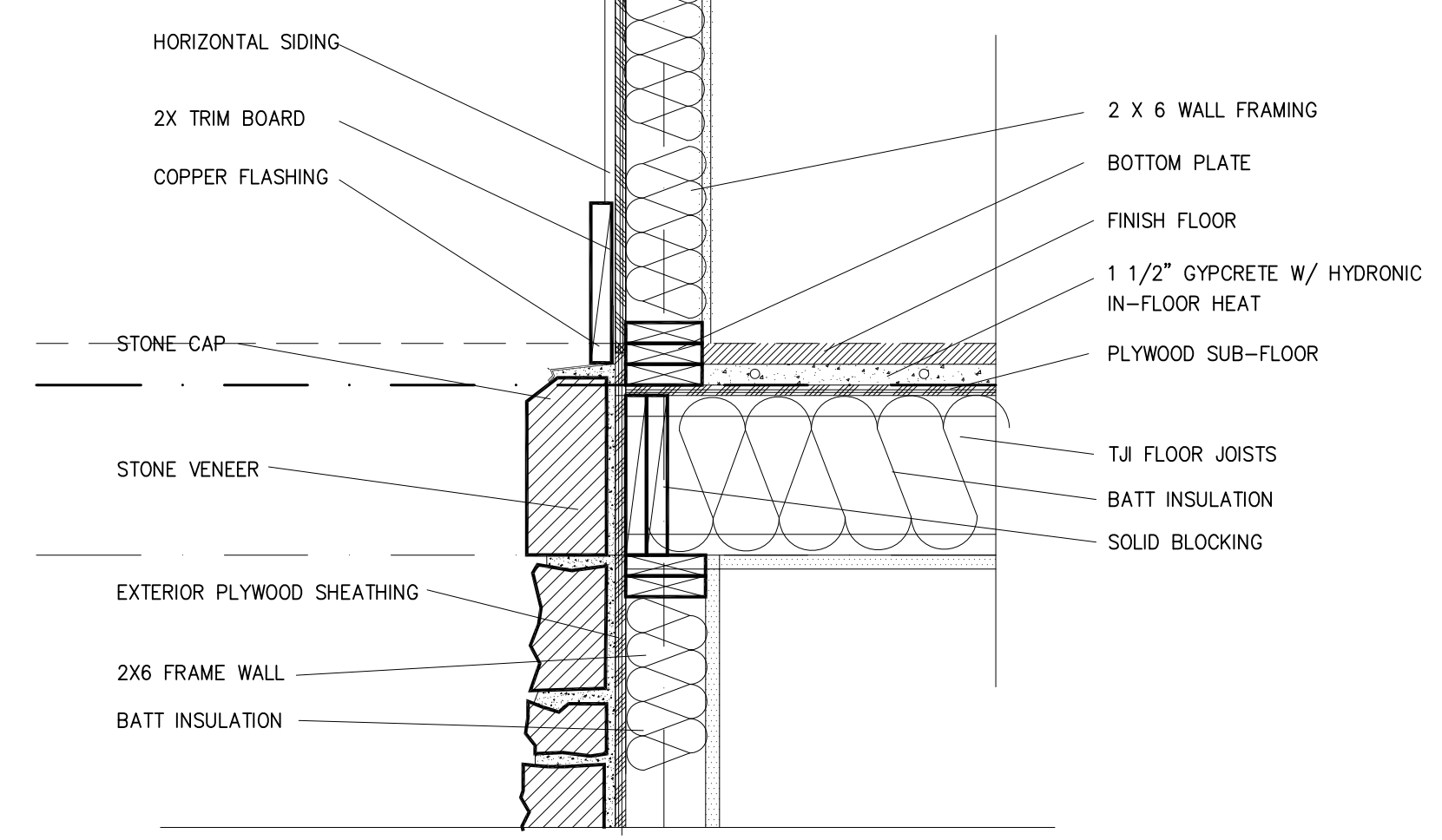
ISSUE LOG

Final DRB submittal	2-14-22
---------------------	---------

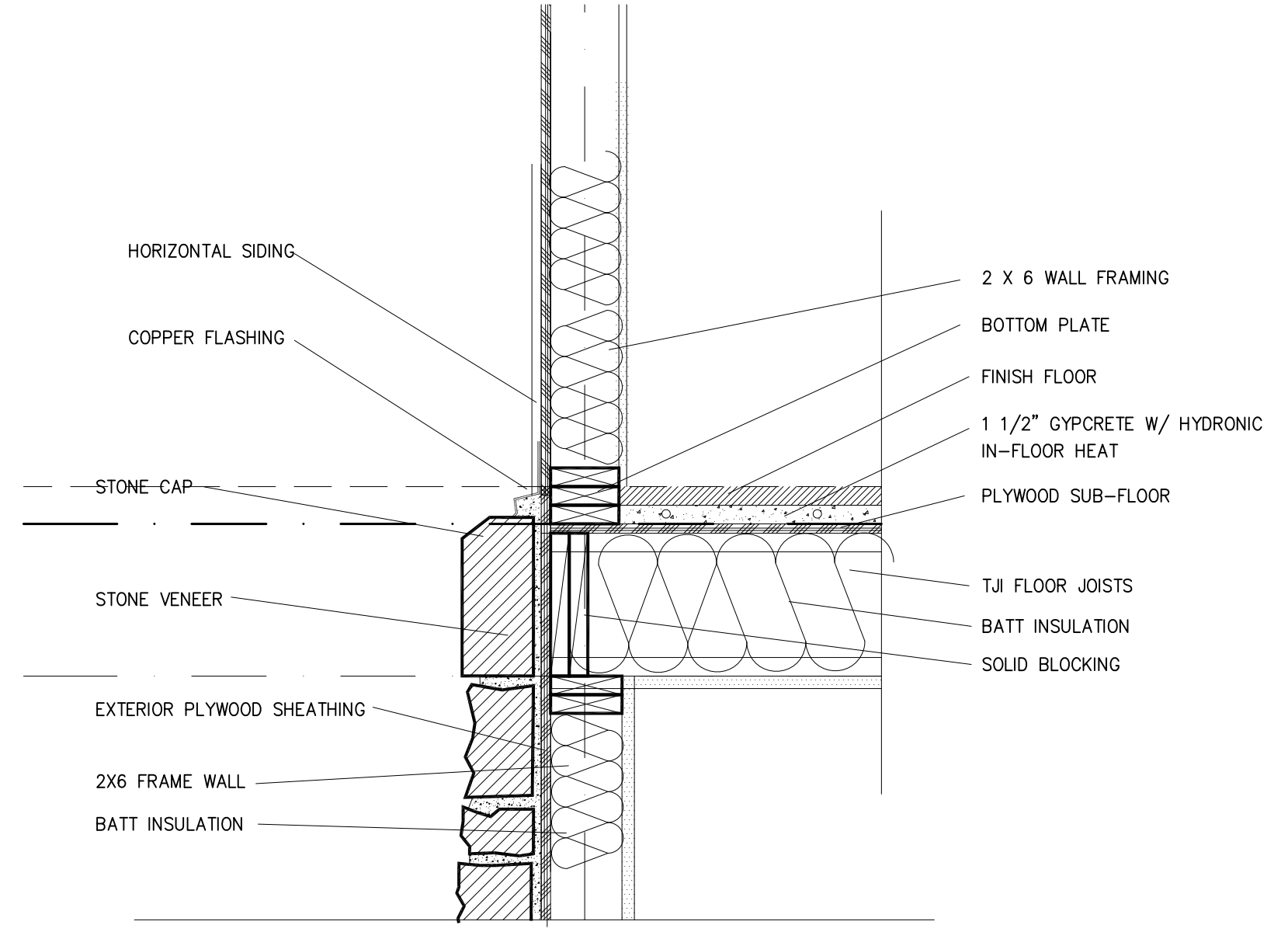
FILE NAME
JOB NUMBER XXX
DRAWN BY SM
SCALE 1/4" = 1'-0"
SHEET



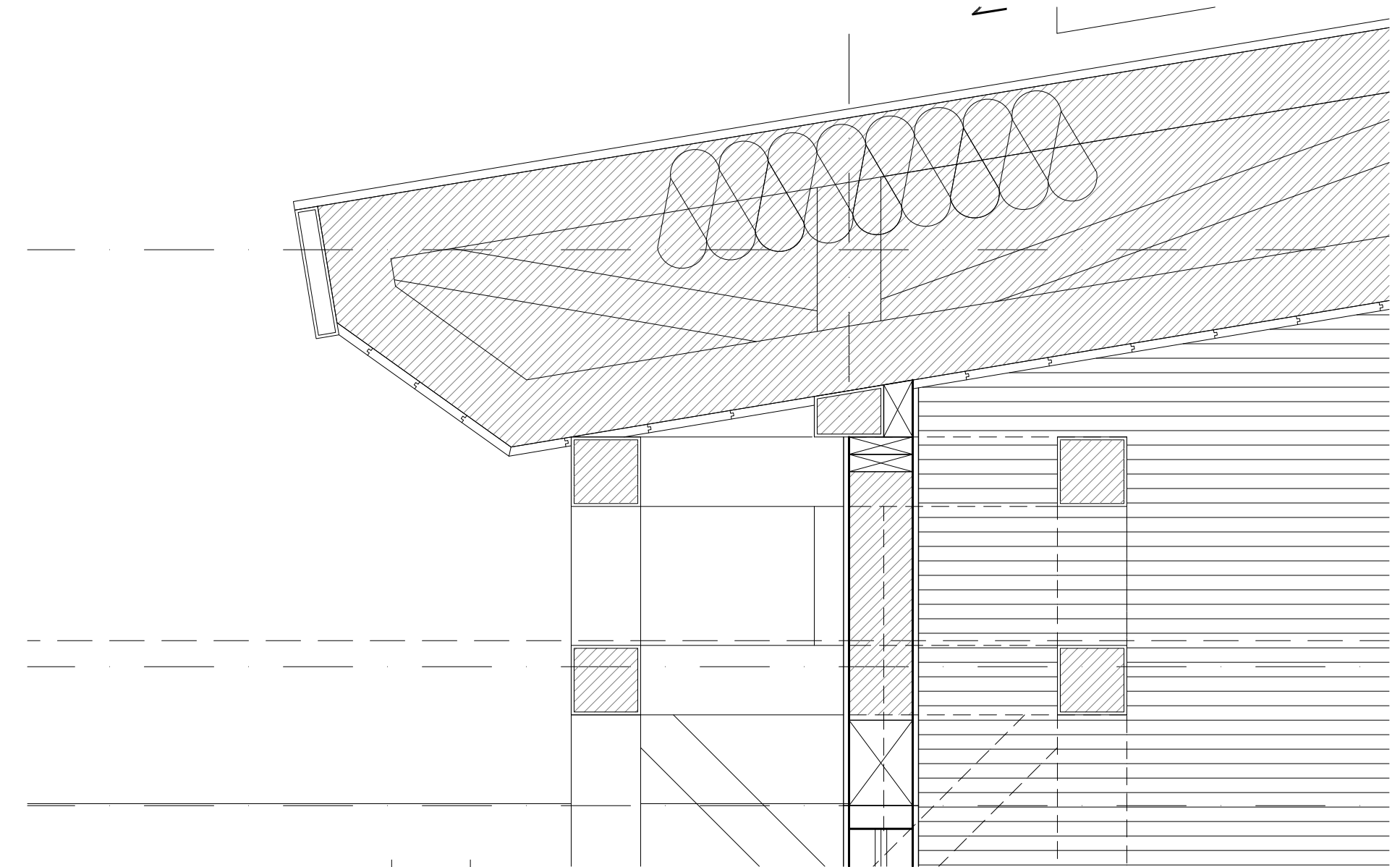
6 WINDOW @ LOWER LEVEL
1" = 1'-0"



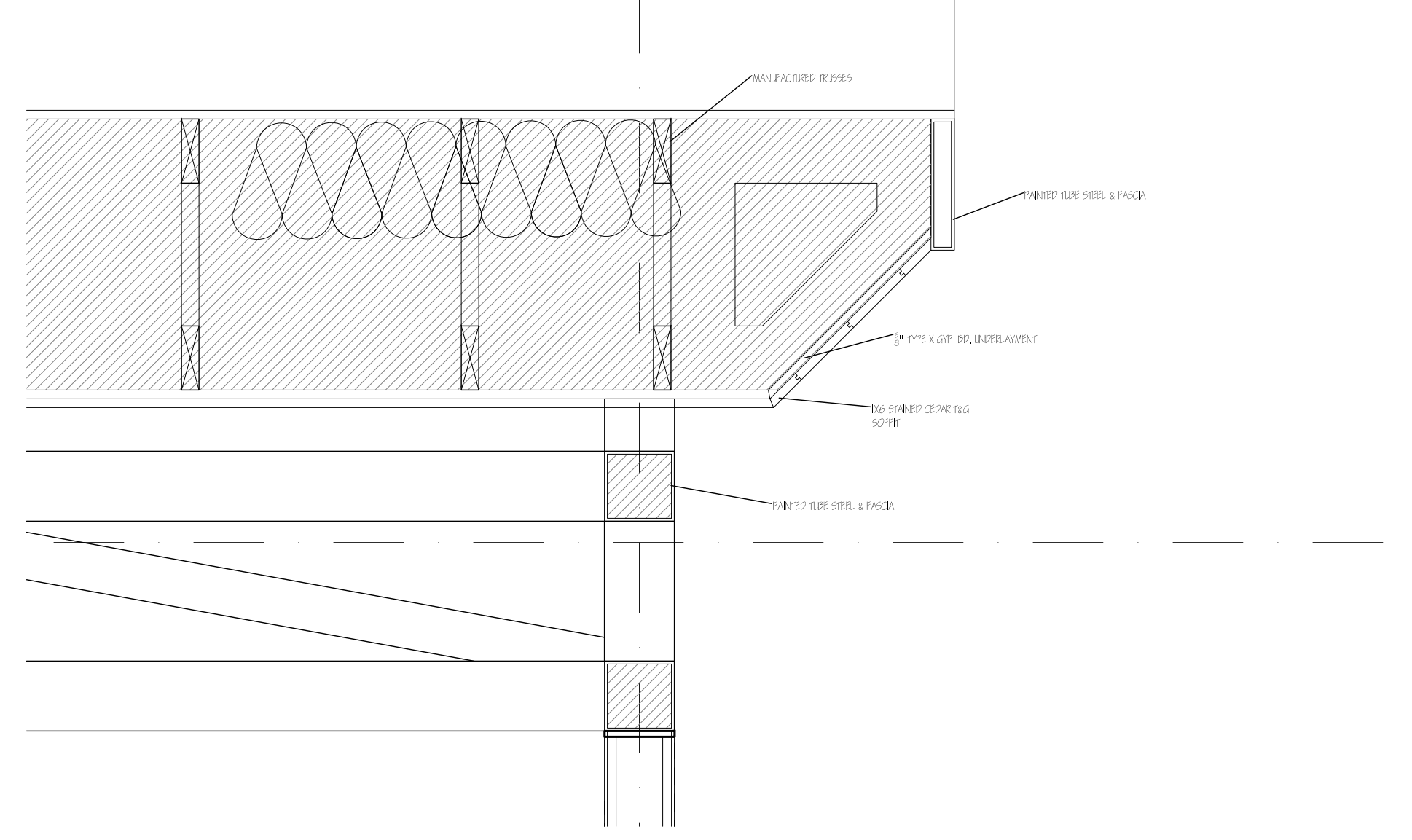
4 STONE @ WOOD BAND
1" = 1'-0"



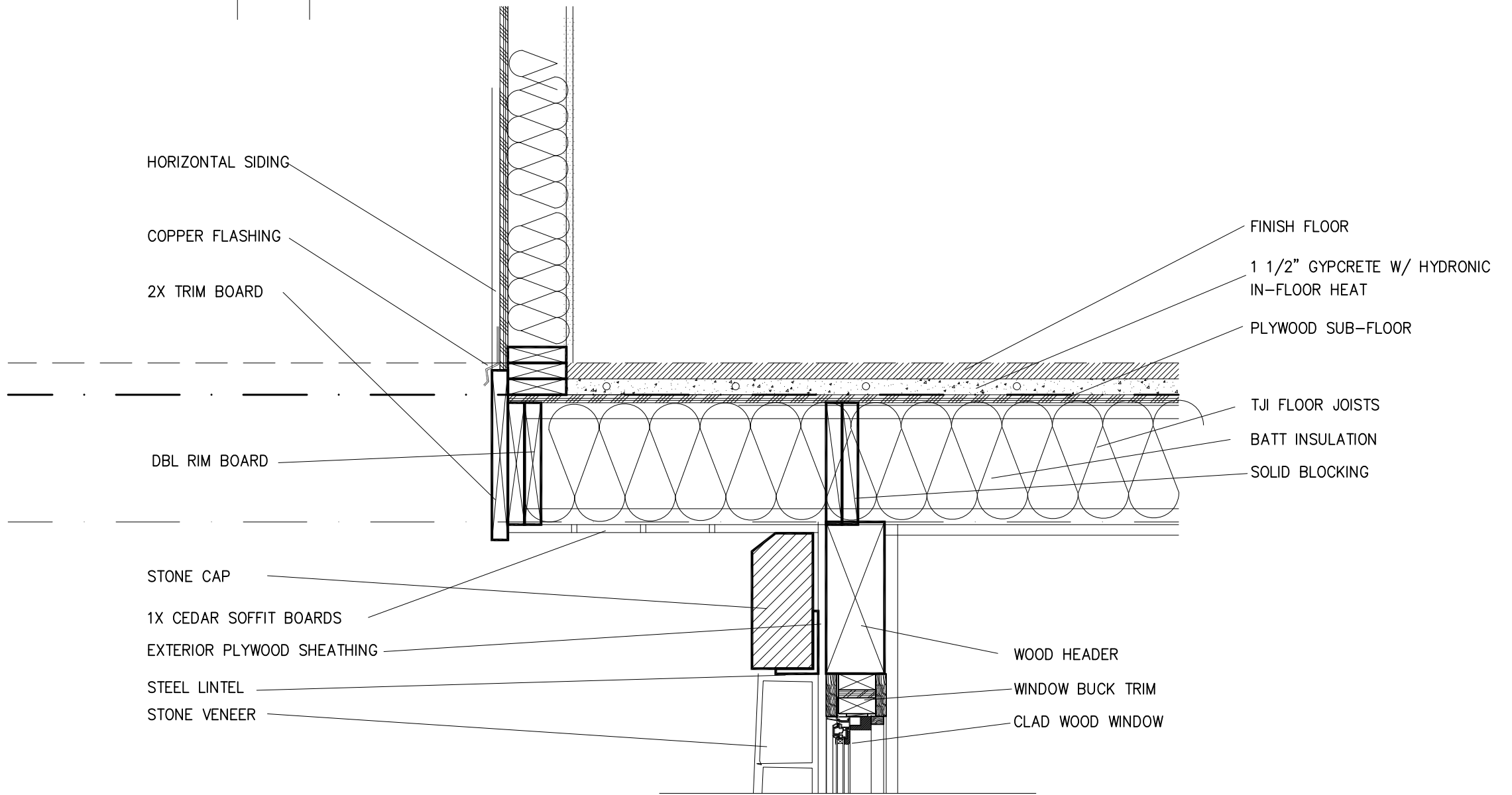
5 STONE @ WOOD SIDING
1" = 1'-0"



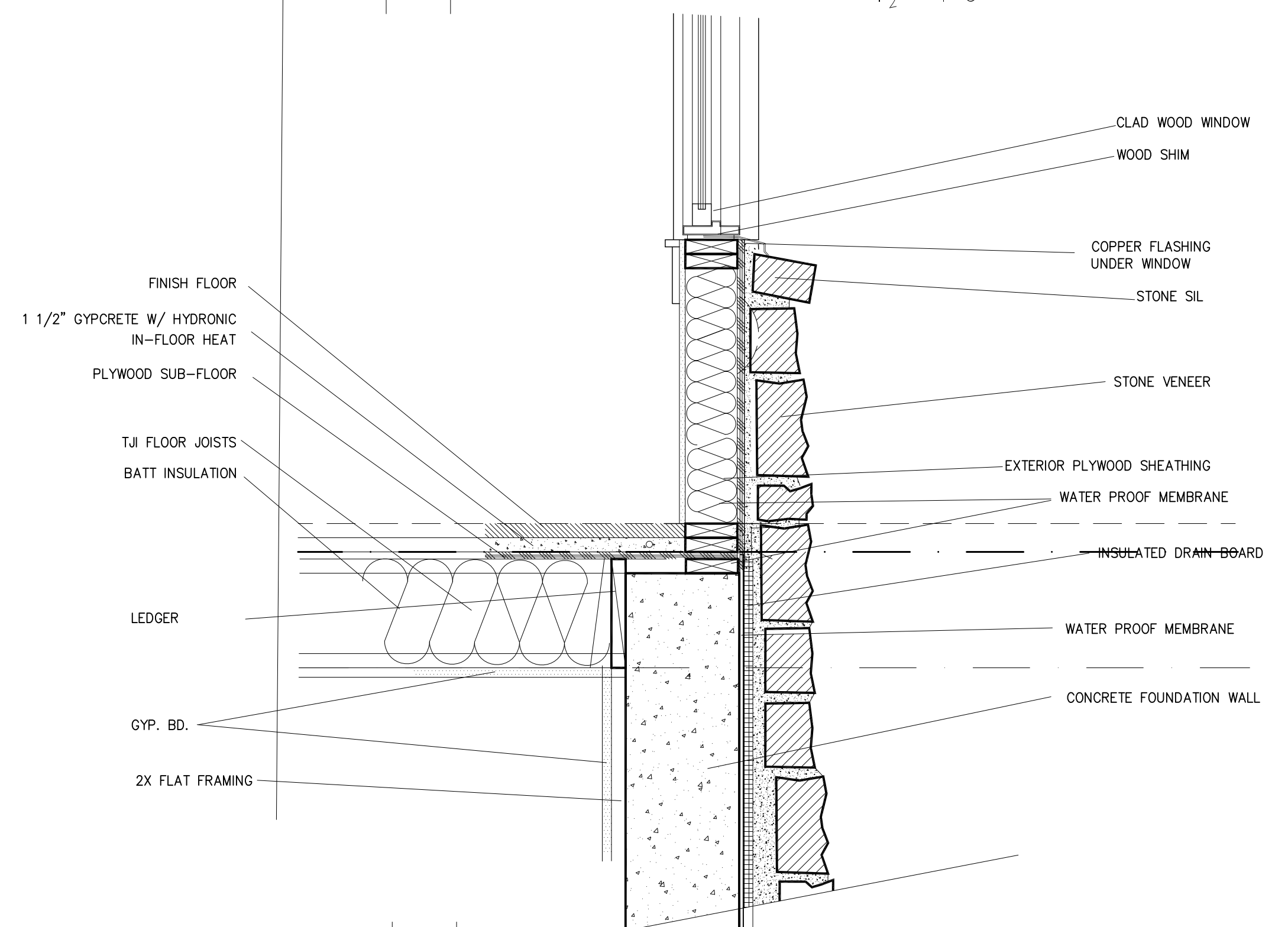
1 TYPICAL EAVE DETAIL
1/2" = 1'-0"



2 TYPICAL EAVE DETAIL
1/2" = 1'-0"



7 SECOND FLOOR SOFFIT
1" = 1'-0"

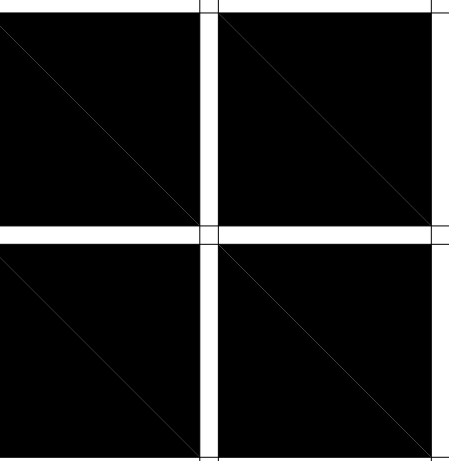


3 STONE @ WINDOW
preliminary-not for construction

MORTON architects inc.
221 S. PINE ST. PO BOX 3561 TELLURIDE, CO. 81435
(970) 708-2246

FREEMAN RESIDENCE
Lot 22-The Ridge, Town of Mountain Village, CO. 81435

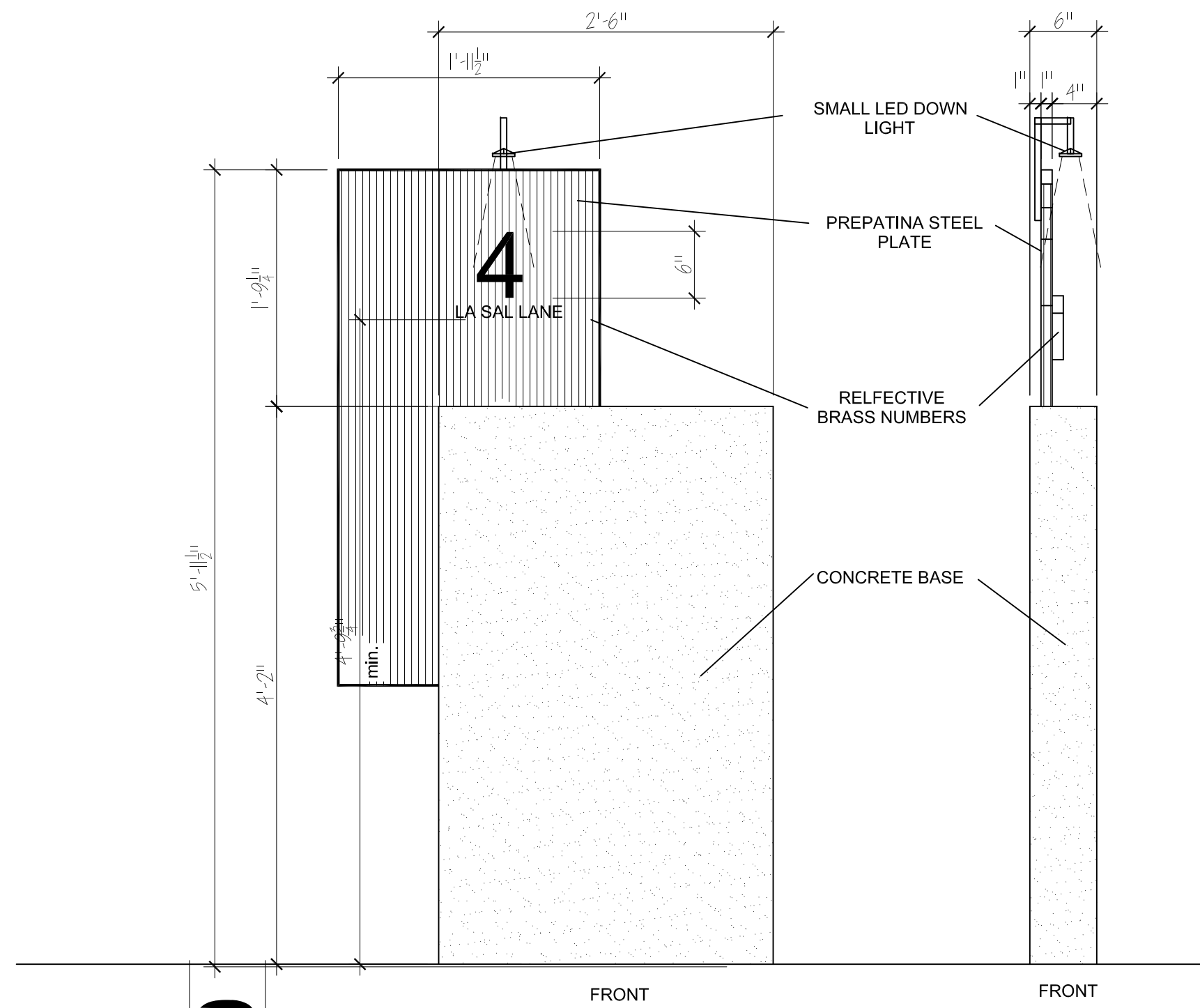
DETAILS



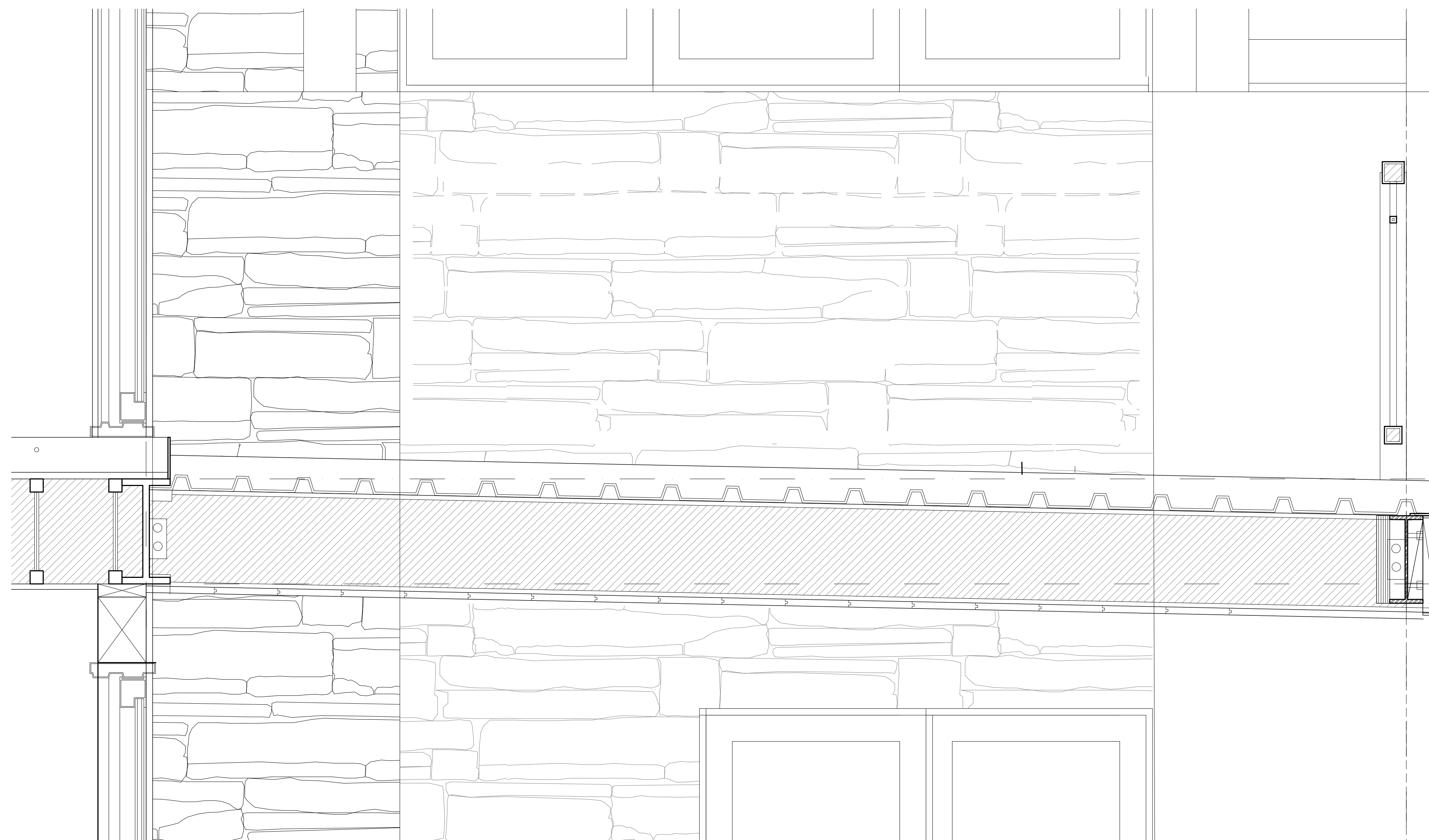
COPYRIGHT
All designs, ideas, arrangements and plans indicated by these drawings and specifications are the property and copyright of the Architect and shall neither be used on any other work nor be used by any other person for any use whatsoever without written permission. Written dimensions shall take precedence over scaled dimensions and shall be verified at the site. Any dimensional discrepancies shall be brought to the attention of the Architect prior to the commencement of the work.

ISSUE LOG	
Final: DRB rev	2-14-22
FILE NAME	
JOB NUMBER	XXX
DRAWN BY	SM
SCALE	1" = 1'-0"
SHEET	

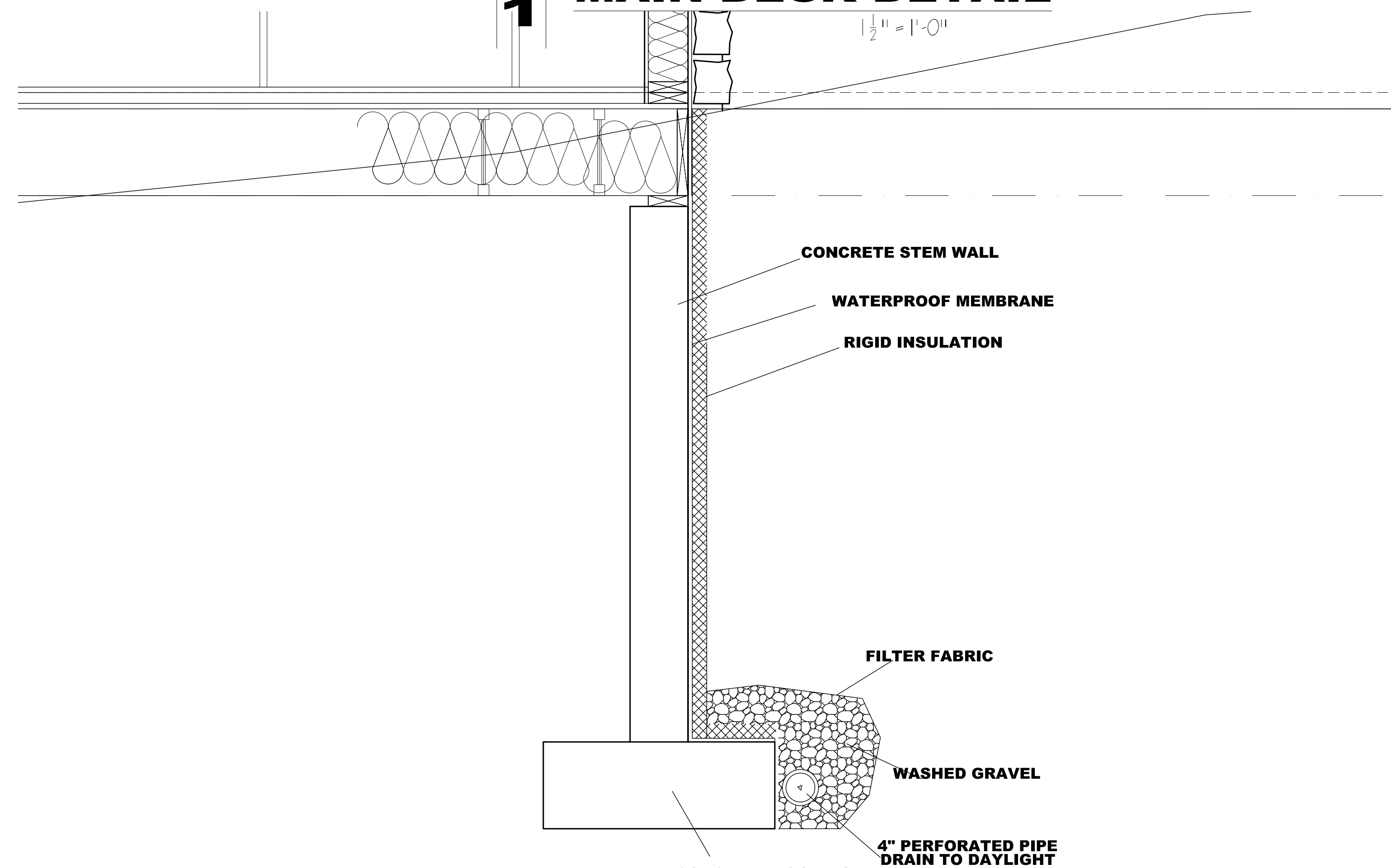
D-1
OF SHEETS



3 ADDRESS MONUMENT



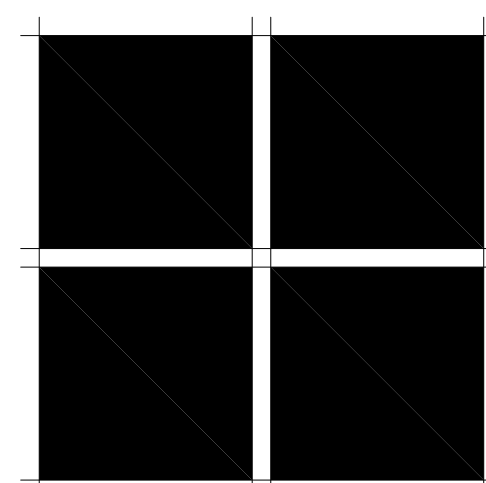
1 MAIN DECK DETAIL



4 TYPICAL FOOTING DETAIL

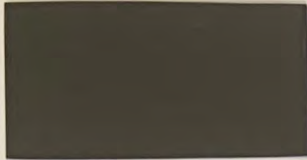
preliminary-not for construction

DETAILS



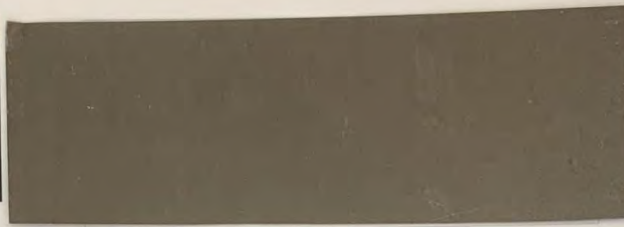
COPYRIGHT
 All designs, ideas, arrangements and plans indicated by these drawings and specifications are the property and copyright of the Architect and shall neither be used on any other work nor be used by any other person for any use whatsoever without written permission. Written dimensions shall take precedence over scaled dimensions and shall be verified at the site. Any dimensional discrepancies shall be brought to the attention of the Architect prior to the commencement of the work.

ISSUE LOG	
Final DRB rev	2-14-22
FILE NAME	
JOB NUMBER	XXX
DRAWN BY	SM
SCALE	1" = 1'-0"
SHEET	



TRUSSES/
WINDWS/ACCENTS

STEEL ROOF FASCIA
ALUMINUM ANODIZED
WINDOWS
STEEL TRUSS & DECK RAILINGS
POWDER COATED GRAY



ROOFING & METAL
SHINGLE SIDING
SONDERIZED SHEET METAL



CEDAR SIDING
HORIZONTAL 1X6 WIRE BRUSH
CHANNEL GROOVE-STAINED



STONE VENEER
ARKANSAS DOVER GRAY
ARKANSAS DARK DOVER GRAY
BLOCKY-TUMBLED
TIGHT GROUT JOINTS



NORTH/EAST VIEW



NORTH/WEST VIEW

preliminary-not for construction



COPYRIGHT
All designs, ideas, arrangements
plans indicated by these drawings
and specifications are the proper
and copyright of the Architect and
shall neither be used on any other
work nor be used by any other
person for any use whatsoever
without written permission
of the Architect.
Metric dimensions and imperial
measurements are stated dimension
and shall be verified at the site.
Any dimensional discrepancies sh
be brought to the attention of t
Architect prior to the
commencement of the work.

ISSUE LOG	
SECTION	DATE
	11-08-21
FILE NAME	
JOB NUMBER	
	XXV
DRAWN BY	
	SM
SCALE	
SHEET	
	A-M
	OF
	SHEETS

CONSULTANTS

Architect

MORTON ARCHITECTS
 221 S. Pine St.
 PO Box 1861
 Telluride, CO 81435
 970.738.2246

Interior Architect

LINDA EYLES DESIGN
 716 Alvington St.
 Houston, TX 77007
 713.520.7656

Landscape Architect

TBD

General Contractor

TBD

Electrical Contractor

TBD

REVISIONS

DATE	DESCRIPTION
11.05.2021	DRB SUBMISSION
02.15.2021	DRB SUBMISSION

PROJECT

FREEMAN RESIDENCE
 THE RIDGE LOT 22
 MOUNTAIN VILLAGE, CO

SITE ORIENTATION

DRAWING TITLE

LOWER LEVEL SITE
 LIGHTING PLAN

DRAWING ISSUE

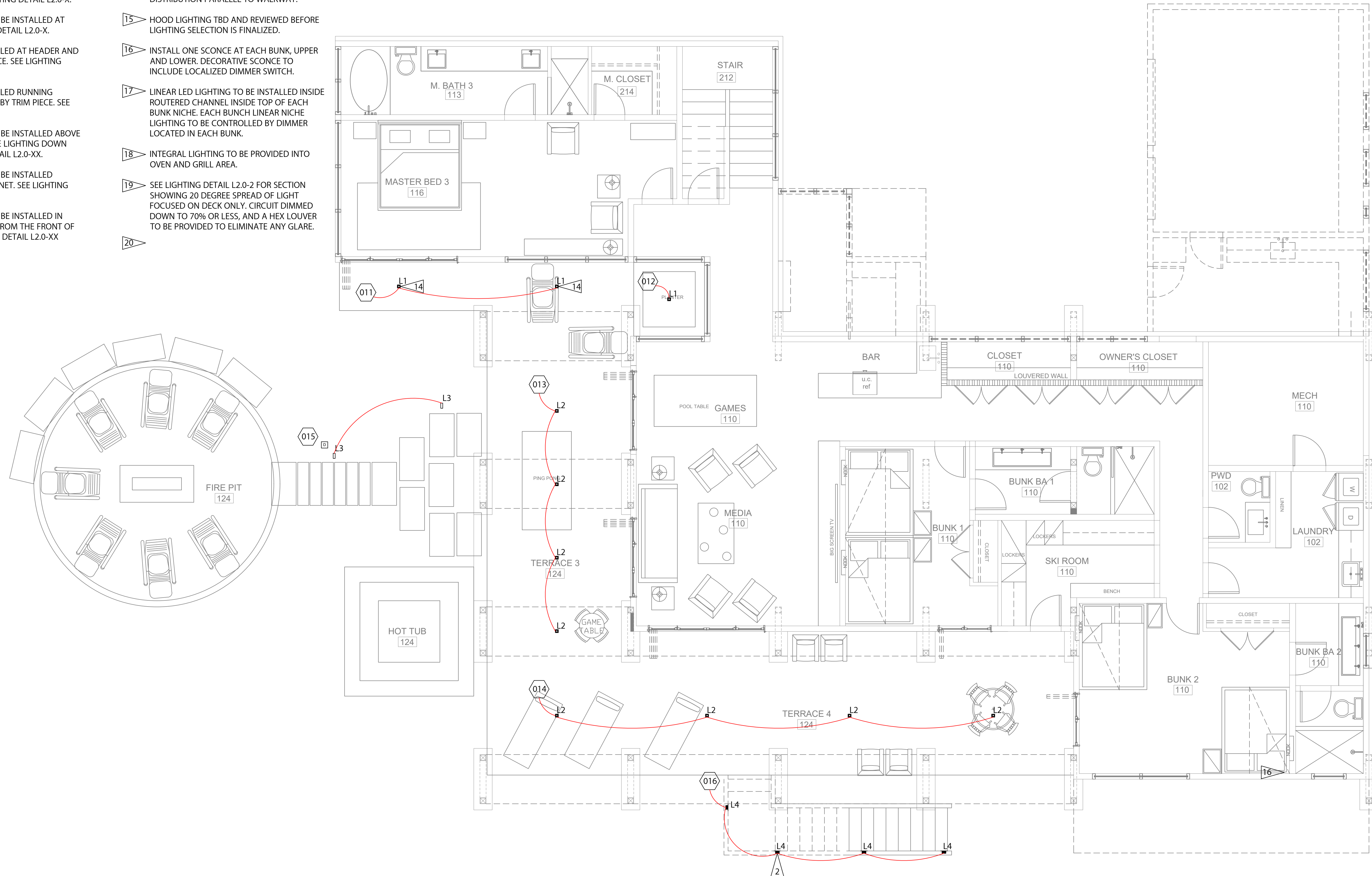
ISSUE:	DRB SUBMISSION
DATE:	15 FEBRUARY 2022
DRAWING:	ARCH D - 24 X 36
SCALE:	AS NOTED ON DRAWING
JOB #:	NA
DRAWN BY:	AC
CHECKED BY:	CS

DRAWING NO.

L1.0

NOTES

- 1 LINEAR LED TO INSTALL ON TOP OF BEAM TO GAZE LIGHT UP WOOD CEILING. SEE LIGHTING DETAIL L2.0-1.
- 2 LED STEP LIGHT FIXTURE TO INSTALL 12" ABOVE CENTER OF TREAD.
- 3 LED FIXTURE TO INSTALL ABOVE HEADER AIMED BACK, PROVIDE JAMB SWITCH OR OCCUPANCY SENSOR.
- 4 LINEAR LED LIGHTING TO BE INSTALLED AT TOP OF BENCH. SEE LIGHTING DETAIL L2.0-X.
- 5 LINEAR LED LIGHTING TO BE INSTALLED AT TOE KICK. SEE LIGHTING DETAIL L2.0-X.
- 6 LINEAR LED TO BE INSTALLED AT HEADER AND CONCEALED BY TRIM PIECE. SEE LIGHTING DETAIL L2.0-X.
- 7 LINEAR LED TO BE INSTALLED RUNNING VERTICALLY CONCEALED BY TRIM PIECE. SEE LIGHTING DETAIL L2.0-X.
- 8 LINEAR LED LIGHTING TO BE INSTALLED ABOVE GARAGE DOOR TO GRAZE LIGHTING DOWN DOOR. SEE LIGHTING DETAIL L2.0-XX.
- 9 LINEAR LED LIGHTING TO BE INSTALLED TUCKED UP BEHIND CABINET. SEE LIGHTING DETAIL L2.0-XX.
- 10 LINEAR LED LIGHTING TO BE INSTALLED IN ROUTERED CHANNEL 3" FROM THE FRONT OF THE SHELF. SEE LIGHTING DETAIL L2.0-XX.
- 11 LINEAR LED TO BE INSTALLED INSIDE CEILING SLOT. SEE LIGHTING DETAIL L2.0-XX.
- 12 LINEAR LED TO BE INSTALLED INSIDE CEILING SLOT. SEE LIGHTING DETAIL L2.0-XX.
- 13 STAIR DESIGN, MATERIAL TBD AND REVIEWED BEFORE LIGHTING SELECTION IS MADE.
- 14 INSTALL LINEAR SPREAD LENS WITH DISTRIBUTION PARALLEL TO WALKWAY.
- 15 HOOD LIGHTING TBD AND REVIEWED BEFORE LIGHTING SELECTION IS FINALIZED.
- 16 INSTALL ONE SCONCE AT EACH BUNK, UPPER AND LOWER. DECORATIVE SCONCE TO INCLUDE LOCALIZED DIMMER SWITCH.
- 17 LINEAR LED LIGHTING TO BE INSTALLED INSIDE ROUTERED CHANNEL INSIDE TOP OF EACH BUNK NICHE. EACH BUNCH LINEAR NICHE LIGHTING TO BE CONTROLLED BY DIMMER LOCATED IN EACH BUNK.
- 18 INTEGRAL LIGHTING TO BE PROVIDED INTO OVEN AND GRILL AREA.
- 19 SEE LIGHTING DETAIL L2.0-2 FOR SECTION SHOWING 20 DEGREE SPREAD OF LIGHT FOCUSED ON DECK ONLY. CIRCUIT DIMMED DOWN TO 70% OR LESS, AND A HEX LOUVER TO BE PROVIDED TO ELIMINATE ANY GLARE.
- 20



1 LOWER LEVEL - EXTERIOR LIGHTING PLAN
 1/4" = 1'-0"

CONSULTANTS

Architect

MORTON ARCHITECTS
 221 S. Pine St.
 PO Box 1861
 Telluride, CO 81435
 970.738.2246

Interior Architect

LINDA EYLES DESIGN
 718 Alvington St.
 Houston, TX 77007
 713.520.7652

Landscape Architect

TBD

General Contractor

TBD

Electrical Contractor

TBD

REVISIONS

DATE	DESCRIPTION
11.05.2021	DRB SUBMISSION
02.15.2021	DRB SUBMISSION

PROJECT

FREEMAN RESIDENCE
 THE RIDGE LOT 22
 MOUNTAIN VILLAGE, CO

SITE ORIENTATION

DRAWING TITLE

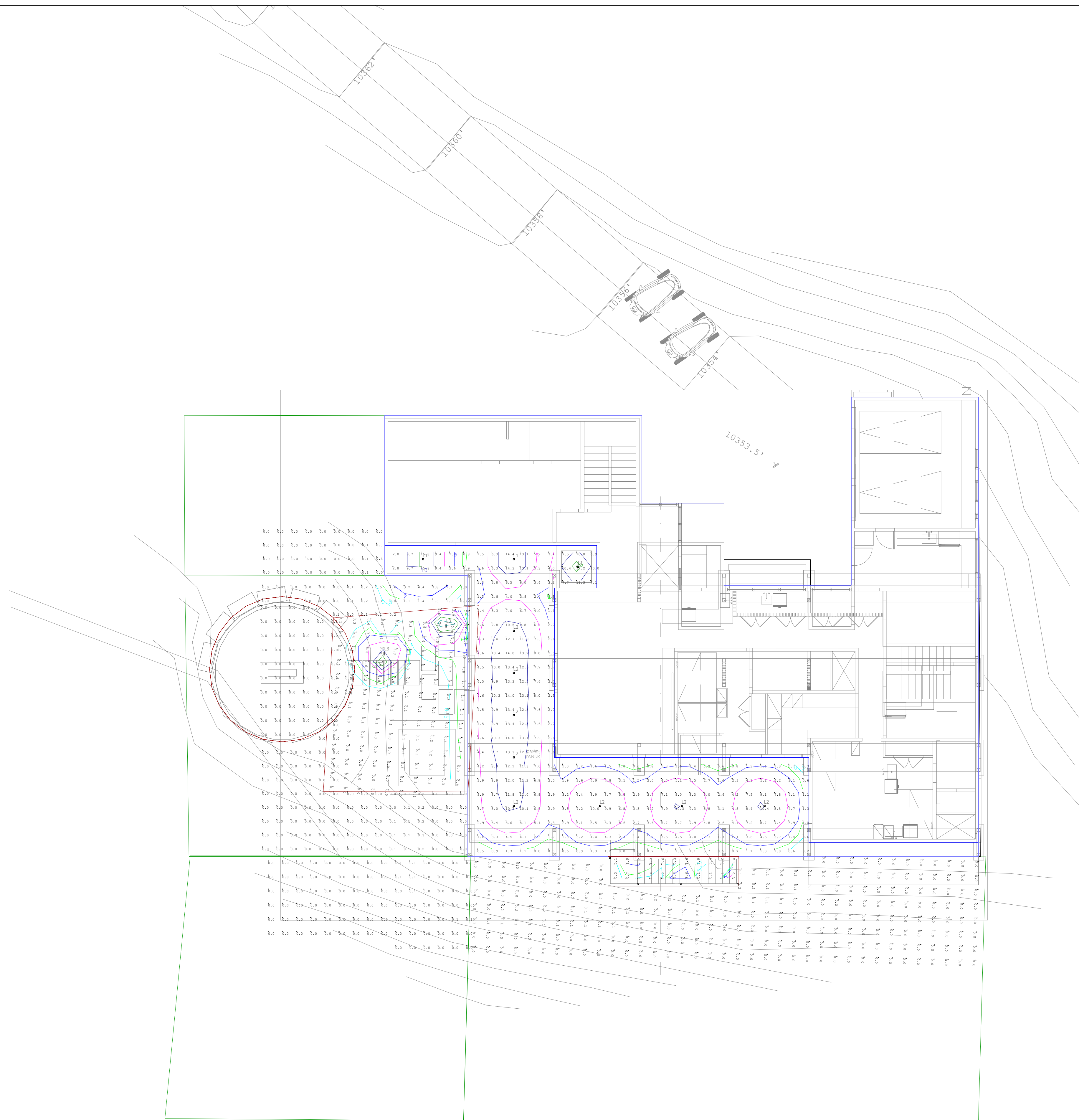
LOWER LEVEL
 EXTERIOR LIGHTING
 CALC

DRAWING ISSUE

ISSUE: DRB SUBMISSION
 DATE: 15 FEBRUARY 2022
 DRAWING: ARCH D - 24 X 36
 SCALE: AS NOTED ON DRAWING
 JOB #: NA
 DRAWN BY: AC
 CHECKED BY: CS

DRAWING NO.

L0.1



Symbol	Qty	Label	Total Lamp Lumens	LLF	Description
□	8	2in Ext Downlight 40deg	930	0.574	E2SL-L0830404 - Dimmed to 70% minimum to meet DRB and MV Lighting Standards
□	3	2in Ext Downlight 20deg	930	0.574	E2SL-L0830204 - Dimmed to 70% minimum to meet DRB and MV Lighting Standards
□	2	18in Strut Outdoor Pathway Light	693.1	0.440	700QAS18P301801812S - Dimmed to 44% minimum to meet DRB and MV Lighting Standards
□	4	12V 4in Step Light	36	0.700	HMS11 RECT VLS1 LED 30K MVGLT

Label	Avg	Max	Min	Avg/Min	Max/Min
CalcPnts_1	5.48	17.2	0.2	27.40	86.00
Firepit_stair_1Firepit_stair	1.26	22.6	0.0	N/A	N/A
Firepit_Top	0.00	0.1	0.0	N/A	N/A
Grade 1_Grade 1	0.20	4.4	0.0	N/A	N/A
Grade 12_Grade 12	0.03	0.3	0.0	N/A	N/A
Grade 13_Grade 13	0.01	0.1	0.0	N/A	N/A
Stair_1Stair	0.04	0.5	0.0	N/A	N/A
Stair_2Stair	1.15	7.2	0.0	N/A	N/A

CONSULTANTS

Architect

MORTON ARCHITECTS
 221 S. Pine St.
 PO Box 1861
 Telluride, CO 81435
 970.708.2246

Interior Architect

LINDA EYLES DESIGN
 716 Arlington St.
 Houston, TX 77007
 713.520.7626

Landscape Architect

TBD

General Contractor

TBD

Electrical Contractor

TBD

REVISIONS

DATE	DESCRIPTION
11.05.2021	DRB SUBMISSION
02.15.2021	DRB SUBMISSION

PROJECT

FREEMAN RESIDENCE
 THE RIDGE LOT 22
 MOUNTAIN VILLAGE, CO

SITE ORIENTATION

DRAWING TITLE

MAIN LEVEL SITE
 LIGHTING PLAN

DRAWING ISSUE

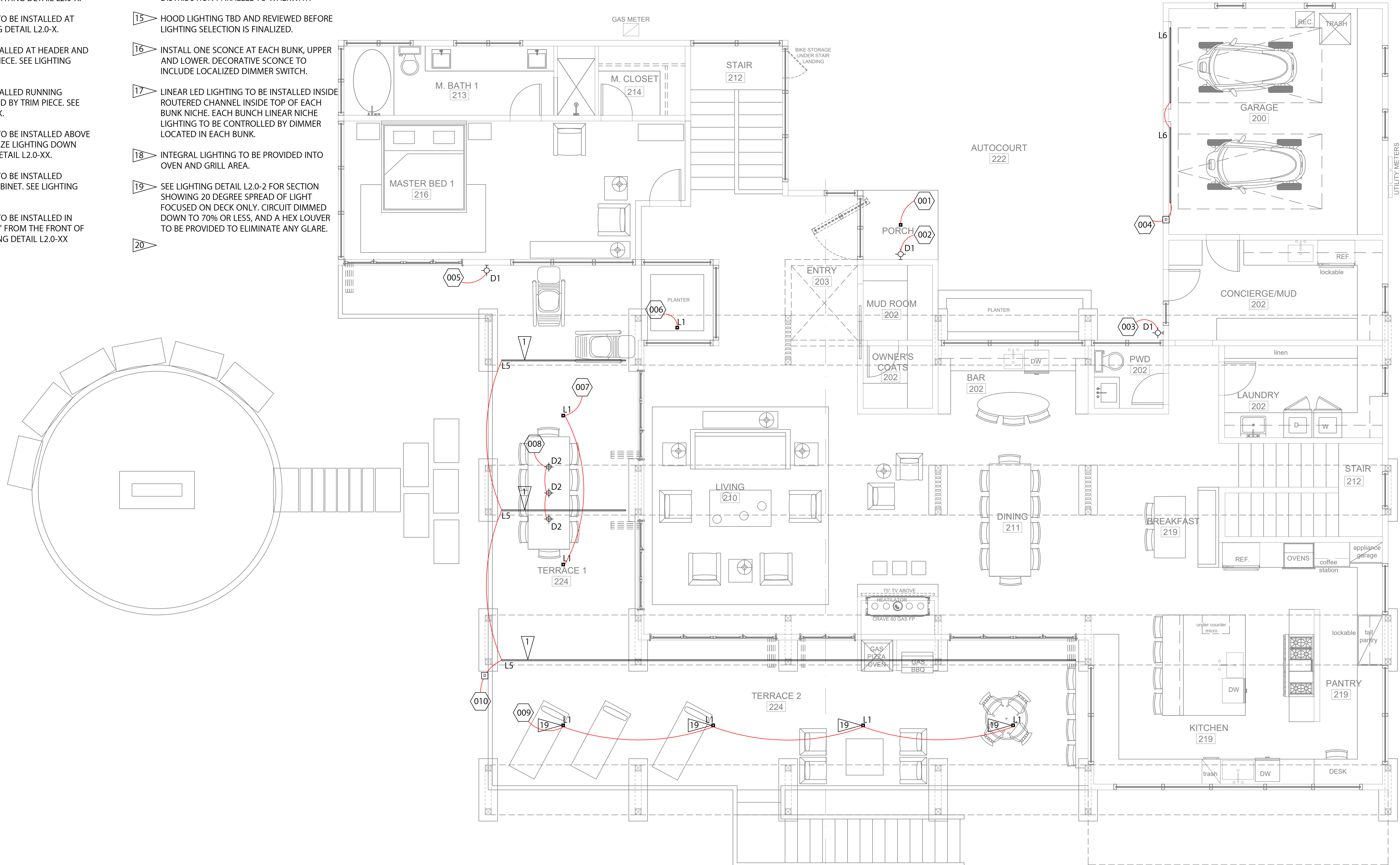
ISSUE:	DRB SUBMISSION
DATE:	15 FEBRUARY 2022
DRAWING:	ARCH D - 24 X 36
SCALE:	AS NOTED ON DRAWING
JOB #:	NA
DRAWN BY:	AC
CHECKED BY:	CS

DRAWING NO.

L1.1

NOTES

- 1 LINEAR LED TO INSTALL ON TOP OF BEAM TO GAZE LIGHT UP WOOD CEILING. SEE LIGHTING DETAIL L2.0-1.
- 2 LED STEP LIGHT FIXTURE TO INSTALL 12" ABOVE CENTER OF TREAD.
- 3 LED FIXTURE TO INSTALL ABOVE HEADER AIMED BACK, PROVIDE JAMB SWITCH OR OCCUPANCY SENSOR.
- 4 LINEAR LED LIGHTING TO BE INSTALLED AT TOP OF BENCH. SEE LIGHTING DETAIL L2.0-X.
- 5 LINEAR LED LIGHTING TO BE INSTALLED AT TOE KICK. SEE LIGHTING DETAIL L2.0-X.
- 6 LINEAR LED TO BE INSTALLED AT HEADER AND CONCEALED BY TRIM PIECE. SEE LIGHTING DETAIL L2.0-X.
- 7 LINEAR LED TO BE INSTALLED RUNNING VERTICALLY CONCEALED BY TRIM PIECE. SEE LIGHTING DETAIL L2.0-X.
- 8 LINEAR LED LIGHTING TO BE INSTALLED ABOVE GARAGE DOOR TO GRAZE LIGHTING DOWN DOOR. SEE LIGHTING DETAIL L2.0-XX.
- 9 LINEAR LED LIGHTING TO BE INSTALLED TUCKED UP BEHIND CABINET. SEE LIGHTING DETAIL L2.0-XX.
- 10 LINEAR LED LIGHTING TO BE INSTALLED IN ROUTER CHANNEL 3" FROM THE FRONT OF THE SHELF. SEE LIGHTING DETAIL L2.0-XX.
- 11 LINEAR LED TO BE INSTALLED INSIDE CEILING SLOT. SEE LIGHTING DETAIL L2.0-XX.
- 12 LINEAR LED TO BE INSTALLED INSIDE CEILING SLOT. SEE LIGHTING DETAIL L2.0-XX.
- 13 STAIR DESIGN, MATERIAL TBD AND REVIEWED BEFORE LIGHTING SELECTION IS MADE.
- 14 INSTALL LINEAR SPREAD LENS WITH DISTRIBUTION PARALLEL TO WALKWAY.
- 15 HOOD LIGHTING TBD AND REVIEWED BEFORE LIGHTING SELECTION IS FINALIZED.
- 16 INSTALL ONE SCONCE AT EACH BUNK, UPPER AND LOWER. DECORATIVE SCONCE TO INCLUDE LOCALIZED DIMMER SWITCH.
- 17 LINEAR LED LIGHTING TO BE INSTALLED INSIDE ROUTER CHANNEL INSIDE TOP OF EACH BUNK NICHE. EACH BUNCH LINEAR NICHE LIGHTING TO BE CONTROLLED BY DIMMER LOCATED IN EACH BUNK.
- 18 INTEGRAL LIGHTING TO BE PROVIDED INTO OVEN AND GRILL AREA.
- 19 SEE LIGHTING DETAIL L2.0-2 FOR SECTION SHOWING 20 DEGREE SPREAD OF LIGHT FOCUSED ON DECK ONLY. CIRCUIT DIMMED DOWN TO 70% OR LESS, AND A HEX LOUVER TO BE PROVIDED TO ELIMINATE ANY GLARE.
- 20



1 MAIN LEVEL - EXTERIOR LIGHTING PLAN
 1/4" = 1'-0"

CONSULTANTS

Architect

MORTON ARCHITECTS
 221 S. Pine St.
 PO Box 3861
 Telluride, CO 81435
 970.738.2246

Interior Architect

LINDA EYLES DESIGN
 718 Arlington St.
 Houston, TX 77007
 713.520.7652

Landscape Architect

TBD

General Contractor

TBD

Electrical Contractor

TBD

REVISIONS

DATE	DESCRIPTION
11.05.2021	DRB SUBMISSION
02.15.2021	DRB SUBMISSION

PROJECT

FREEMAN RESIDENCE
 THE RIDGE LOT 22
 MOUNTAIN VILLAGE, CO

SITE ORIENTATION

DRAWING TITLE

MAIN LEVEL
 EXTERIOR LIGHTING
 CALC

DRAWING ISSUE

ISSUE: DRB SUBMISSION
 DATE: 15 FEBRUARY 2022
 DRAWING: ARCH D - 24 X 36
 SCALE: AS NOTED ON DRAWING
 JOB #: NA
 DRAWN BY: AC
 CHECKED BY: CS

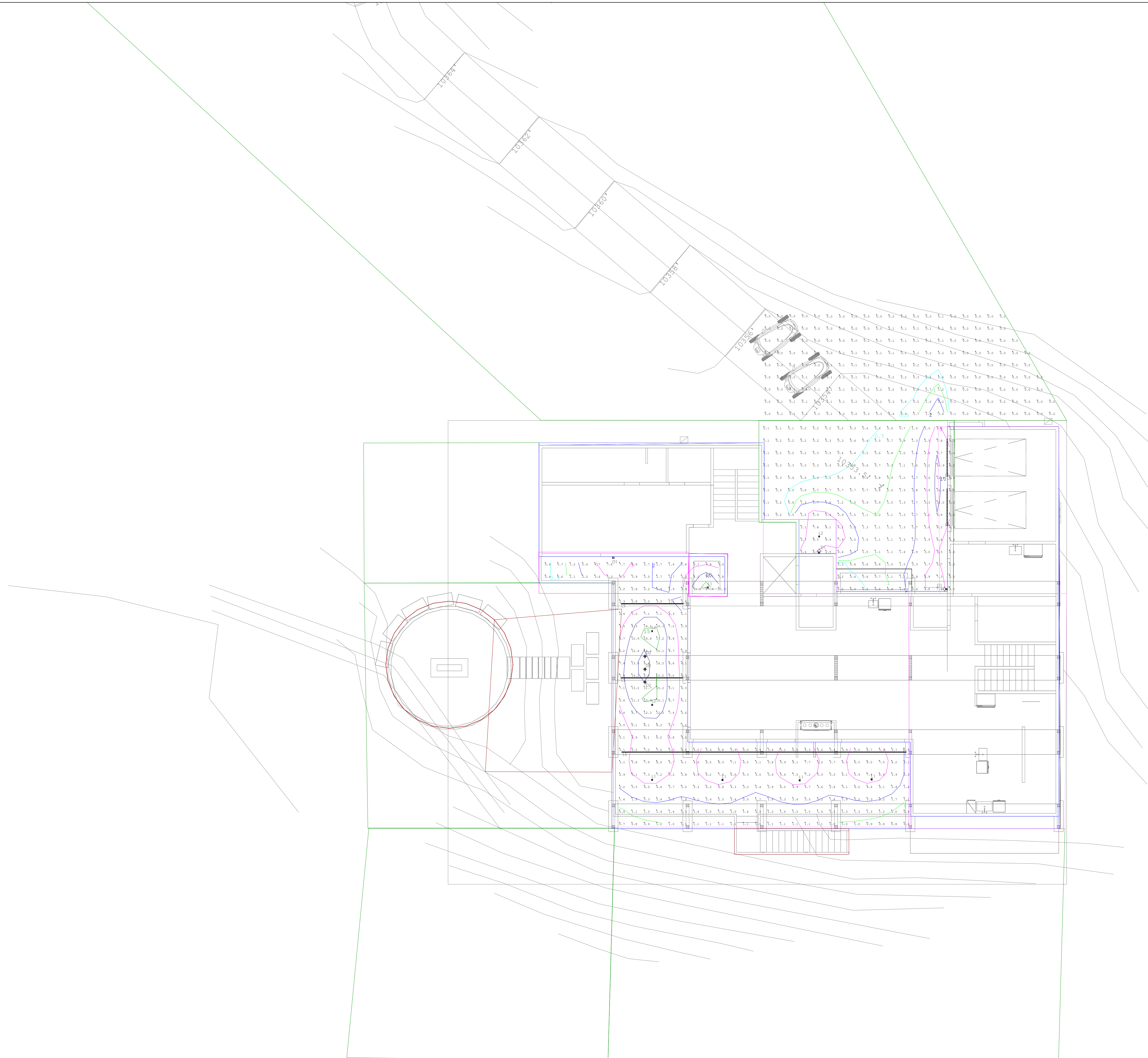
DRAWING NO.

L0.2

1 MAIN LEVEL - EXTERIOR LIGHTING CALC
 1/8" = 1'-0"

Symbol	Qty	Label	Total Lamp Lumens	LLF	Description
2		Zin Ext Downlight 40deg	N/A	0.574	E2SL-LOB3040M
9		Zin Ext Downlight 20deg	N/A	0.574	E2SL-LOB3020M
3		Decorative Dark Sky Sconce	N/A	0.700	7000WSPTSC-EEGB30
3		Outdoor Solid Cylinder Pendant	545.24	0.700	PD-W36610
12		Linear Wet Location LED 17deg	393	0.399	LL25W-3.0-30-DRY-STD-17-ST
66		Linear Wet Location LED Grate	393	0.266	LL25W-1.5-30-DRY-STD-17-ST

Label	CalcType	Avg	Max
Deck	Illuminance	4.62	17.6
Ground entry_1_Planar	Illuminance	0.12	3.6
Ground entry_Top	Illuminance	2.18	11.4



CONSULTANTS

Architect

MORTON ARCHITECTS
 221 S. Pine St.
 PO Box 3561
 Telluride, CO 81435
 970.738.2246

Interior Architect

LINDA EYES DESIGN
 718 Alvington St.
 Houston, TX 77007
 713.520.7455

Landscape Architect

TBD

General Contractor

TBD

Electrical Contractor

TBD

REVISIONS

DATE	DESCRIPTION
11.05.2021	DRB SUBMISSION
02.15.2021	DRB SUBMISSION

PROJECT

FREEMAN RESIDENCE
 THE RIDGE LOT 22
 MOUNTAIN VILLAGE, CO

SITE ORIENTATION

DRAWING TITLE

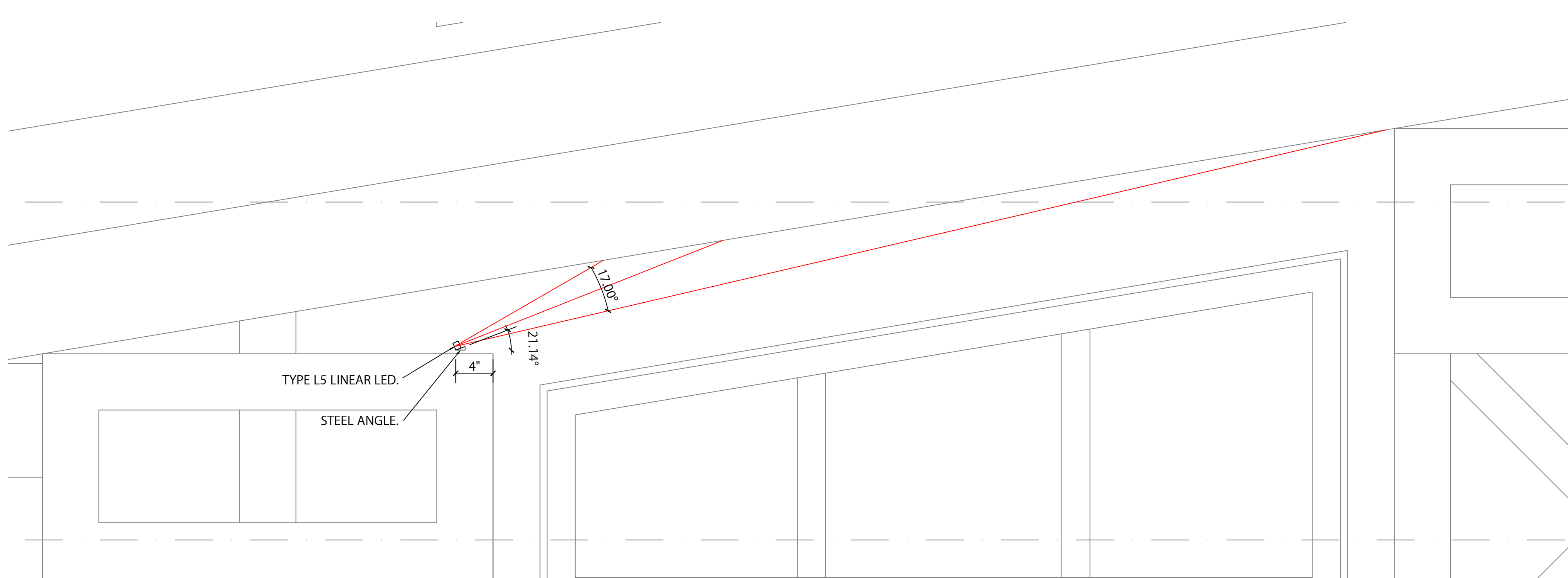
LIGHTING DETAILS

DRAWING ISSUE

ISSUE: DRB SUBMISSION
 DATE: 15 FEBRUARY 2022
 DRAWING: ARCH D - 24 X 36
 SCALE: AS NOTED ON DRAWING
 JOB #: NA
 DRAWN BY: AC
 CHECKED BY: CS

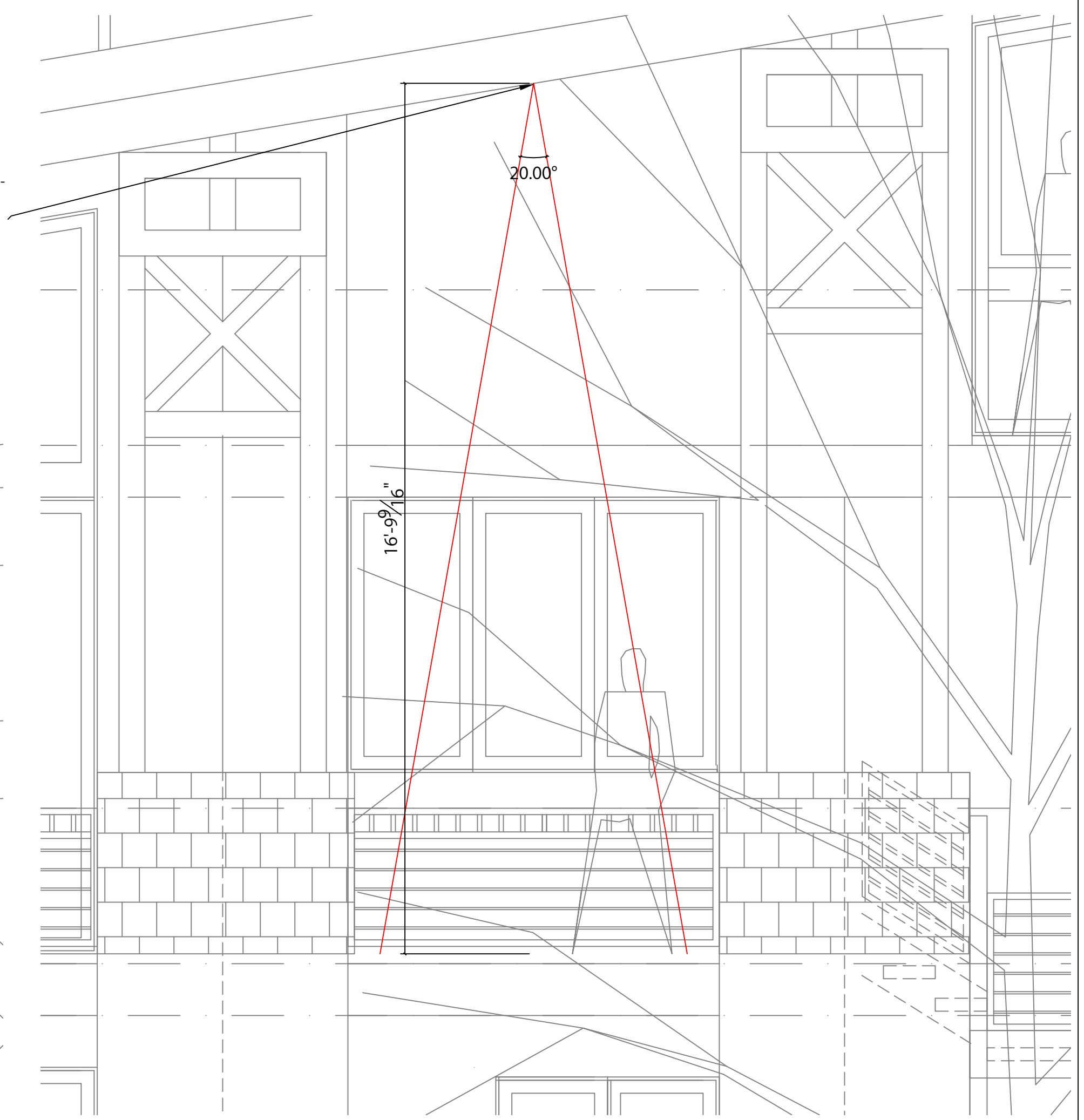
DRAWING NO.

L2.0





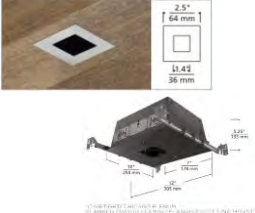
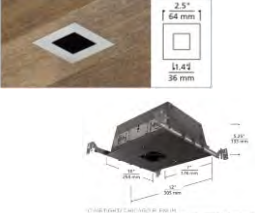
1 EXTERIOR/INTERIOR BEAMS - UPLIGHTING DETAIL
 1/12" = 1'-0"

FIXTURE TYPE L1-
 20 DEGREE SPREAD OF LIGHT
 FOCUSED ON DECK ONLY.
 CIRCUIT DIMMED DOWN TO 70%
 OR LESS, AND A HEX LOUVER TO BE
 PROVIDED TO ELIMINATE ANY GLARE.


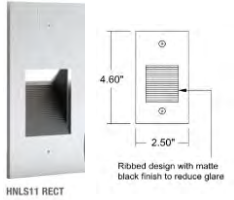
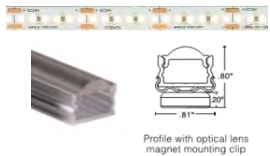



1 EXTERIOR DECK DOWNLIGHT BEAM SPREAD
 1/12" = 1'-0"

FREEMAN RESIDENCE | LIGHTING SCHEDULE | REVISION 1

FIXT TYPE	IMAGE	DESCRIPTION	MANUFACTURER	MODEL	CATALOG NO	LAMP	LENGTH (FT.)	VOLTAGE	DIMMING	REMOTE / INTEGRAL POWER SUPPLY	ENERGY (W)	ENERGY (W/FT)	FINISH / IP RATING	DIMENSIONS	ACCESSORIES	Dimming Levels	NOTES	LOCATION
D1	 PEAK Model #: 510201	Exterior Dark-Sky LED Decorative Sconce	Tech	Peak Wall Sconce		Warm Dimming 3000-2200K 391.1 Lumens, 14.5W		120V	ELV	Integral Power Supply		14.5	Bronze / IP65	5'W X 13'T X 4.3'D				Exterior Dark-Sky Decorative Sconce
D2		Cylinder Pendant	WAC	Caliber	PD-W36610 2700K TBD	2700K, 508 Lumens, 12W, 90 CRI		120V	ELV @ 10%	Integral Power Supply	12.0		TBD / IP44 Location	2.8675'W X 10'T + Stem Length				Exterior Dark-Sky Decorative Pendant
L1		2" Adjustable Recessed Downlight	Element	Element 2" LED	Housing: E2S WC LO927 20 A I Trim: E2S L F H(Clear Lens) TBD Accessories: MOC-EC	2700K, 930 Lumens, 12 Watts, 90+ CRI		120V-277V	Triac	Integral Power Supply	12.0		TBD / Wet Location	Housing: 10"W X 12"L X 5.25"T Trim: 2.5"W		Dimmed to 70% minimum to meet DRB and MV Lighting Standards	Use 20 degree beam spread optic. White (to be painted onsite, color tbc), Flangeless, Wood Ceiling, Flat Trim. Confirm depth of ceiling before ordering product.	Exterior Recessed Downlights
L2		2" Adjustable Recessed Downlight	Element	Element 2" LED	Housing: E2S WC LO927 40 A I Trim: E2S L F H(Solite Lens) TBD Accessories: MOC-EC	2700K, 930 Lumens, 12 Watts, 90+ CRI		120V-277V	Triac	Integral Power Supply	12.0		TBD / Wet Location	Housing: 10"W X 12"L X 5.25"T Trim: 2.5"W		Dimmed to 70% minimum to meet DRB and MV Lighting Standards	Use 40 degree beam spread optic. White (to be painted onsite, color tbc), Flangeless, Wood Ceiling, Flat Trim. Confirm depth of ceiling before ordering product.	Exterior Recessed Downlights

FREEMAN RESIDENCE | LIGHTING SCHEDULE | REVISION 1

FIXT TYPE	IMAGE	DESCRIPTION	MANUFACTURER	MODEL	CATALOG NO	LAMP	LENGTH (FT.)	VOLTAGE	DIMMING	REMOTE / INTEGRAL POWER SUPPLY	ENERGY (W)	ENERGY (W/FT)	FINISH / IP RATING	DIMENSIONS	ACCESSORIES	Dimming Levels	NOTES	LOCATION
L3		LED Path Light	Tech	Strut Pathway	700OASTR 927 18 D B 12 S (ST if stake mounting kit is needed) + 700OT150T	2700K, 693.1 Lumens, 15 Watts, 90+ CRI		12v	MLV	Remote Power Supply - Location wet rated	15.0		Black / Wet Location	1.5"W X 6.5"L X 18" T + 4" sq base		Dimmed to 44% minimum to meet DRB and MV Lighting Standards	Bolt mounting in concrete standard. ST stake mounting kit available if needed. 150 Watt Stainless Steel outdoor rated transformer	Exterior Path Lighting
L4		Exterior Step Light	Aquity	Pathfinder Step Light 11	HNLS11 RECT MVOLT ST 27K ZT MIN5 WL TBD	2700K, 3W, 36 Lumens		120V	ELV	Line Voltage	3.9W		TBD / Wet Location	2.5"W X 4.6" T X 3.5"D			Finish TBD	Exterior Stair Step Light
L5		1.5W Static White LED Linear	Qtran	LALO 17 Deg / SW24/1.5	Extrusion: LALO BK SST 17DEG XX XX + LEDs: SW24/1.5 WET 27 XX	2700K, 150 Lumens/ft, 1.5 Watts/ft, 96 CRI		24VDC	MLV	Remote Power Supply		1.5	Black / Wet Location	0.81"W X 0.80" T with magnet clip	Connectors: Provide PS to tape, jumper cables and end caps as required.		Lalo Extrusion, 17 Degree Beam Spread + Magnet Clip	Exterior LED Linear Graze Lighting - wood ceiling
L6		3.0W Static White LED Linear	Qtran	LALO 17 Deg / SW24/3.0	Extrusion: LALO BK MG 17DEG XX XX + LEDs: SW24/3.0 WET 27 XX	2700K, 225 Lumens/ft, 3.0 Watts/ft, 96 CRI		24VDC	MLV	Remote Power Supply		3.0	Black / Wet Location	0.81"W X 0.60" T with Stainless steel clip	Connectors: Provide PS to tape, jumper cables and end caps as required.		Lalo Extrusion, 17 Degree Beam Spread + Stainless Steel Clip	Exterior LED Linear Graze Lighting - Garage Door Graze



PLANT SCHEDULE		COMMON	SIZE	QTY
Populus tremuloides	Quaking aspen		2.5'	21
Picea pungens	Colorado spruce		8'	3
			10'	6
			12'	5
Pinus aristata	Bristlecone Pine		8'	9
Karl forsteri	Feather Reed Grass		#5	7
Symphoricarpos albus	Snowberry		#5	7
Perennial Bed A	Brunnera, fern, aconite		32 SF	
Perennial Bed B	Anemone sylvestris, lady's mantle		25 SF	
Revegetation	MV Native grass mix		Field verify	

WATER USAGE CHART			
Type	Monthly use	QTY	Total monthly use
Perennials	2.5 gal/SF	57	143
Revegetation	-	-	-
Shrubs	3.20 gal/SF	16	51
Aspen trees	10 gal/EA	21	210
Spruce trees	25 gal	14	350
Pinus arista	20 gal/EA	7	140

IRRIGATION SCHEDULE			
ZONE	LOCATION	HEAD	GPM
1	Aspen Trees	drip emitters	-
2	Spruce Trees	drip emitters	-
3	perennials	pop up sprays	-
4	revegetation	rotor heads	-

- GENERAL LANDSCAPE NOTES**
- All trees and shrubs shall be field located by project Landscape architect.
 - All trees and shrubs shall be backfilled with a topsoil/organic fertilizer mixture at a 2:1 ratio.
 - Necessary trees shall be staked with 4 foot metal posts. Trees shall be guyed with 12 gauge galvanized wire and polypropylene tree straps.
 - Perennial planting beds shall be tilled to a 6" depth and amended with topsoil and organic fertilizer at a 2:1 ratio.
 - Mulch all perennial beds with a pine bark soil conditioner by Southwest Imports, shredded cedar bark by Southwest Imports.
 - All plant material to meet the American Standard for Nursery Stock.
 - All newly planted material to be irrigated by an automated irrigation system.
 - Re-vegetation of native grasses in primary areas surrounding house shall be irrigated until germination and establishment. At least two growing seasons.
 - All planted material shall be irrigated with an automated irrigation system.
 - All re-vegetation areas of native grass seed to be irrigated with automated system for first two growing seasons.
 - All planted materials including seed, shall be non-noxious species as specified within the San Miguel County's most current Noxious Weed

- REVEGETATION NOTES**
- Subsoil surfaces shall be tilled to a 4" depth on non fill areas.
 - Topsoil shall be spread at a minimum depth of 4" over all areas to be re-vegetated (except on slopes greater than 3:1) and amendments rototilled at a rate of three cubic yards per thousand square feet.
 - Broadcasting of seed shall be done immediately after topsoil is applied (within 10 days) to minimize erosion and weeds.
 - Areas which have been compacted or relatively undisturbed needing seeding, shall be scarified before broadcasting of seed.
 - Broadcast with specified seed mix and follow with dry mulching. Straw or hay shall be uniformly applied over seeded areas at a rate 1.5 tons per acre for hay or 2 tons per acre for straw, crimp in.
 - On slopes greater than 3:1 erosion control blanket shall be applied in place of straw mulch and pinned.
 - All utility cuts shall be re-vegetated within the same planting season after installation of utilities to prevent weed infestation.
 - Seed all other areas at a rate of 1.5 lbs per acre. See mix below as specified in ORS guidelines.
- NATIVE GRASS SEED MIX**
- | SPECIES | SEED RATE |
|---------------------|-----------|
| Western Yarrow | 5% |
| Tall Fescue | 10% |
| Arizona Fescue | 5% |
| Hard Fescue | 5% |
| Creeping Red Fescue | 10% |
| Alpine Bluegrass | 15% |
| Canada Bluegrass | 10% |
| Perennial Ryegrass | 15% |
| Slender Wheatgrass | 10% |

LEGEND

- Proposed spruce
- Proposed aspen
- Proposed Bristlecone

IRRIGATION LEGEND

- Tap with rainbird PVB-075 backflow preventer
- Rainbird RCM-12 electromechanical controller
- 1.5" Wilkins model 500 pressure regulator
- Rainbird 150-PEB 1.5" electric remote control valve
- Class 200 PVC Mainline 1"
- 3/4" 80NSF poly lateral line
- Water Sensor by Rainbird

NO.	REVISIONS	DATE

Caribou Design Associates
Landscape Architecture and Planning
P.O. Box 385
Telluride, Colorado 81415
Tel: 970.709.1232
CaribouDesignAssociates.com

LANDSCAPE PLAN

UNIT 22 THE RIDGE MOUNTAIN VILLAGE

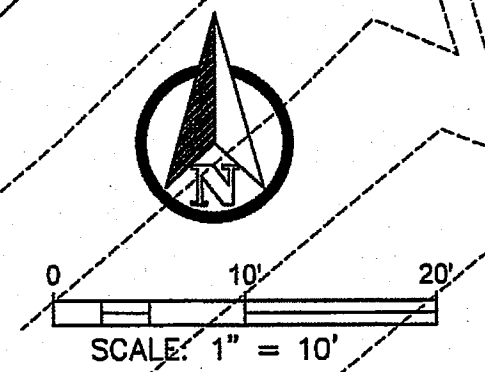
CLIENT:
TOHELLURIDE LLC
C/O ZABEL FREEMAN
135 HEIGHTS BLVD
HOUSTON, TX 77008

DATE: FEBRUARY 14, 2022

PROJECT #:

PROJECT MANAGER:
DRAWN BY:

SHEET #:
L1





DEVELOPMENT REFERRAL FORM

Planning & Development Services
Planning Division
455 Mountain Village Blvd. Ste. A
Mountain Village, CO 81435
(970) 728-1392

Referral Agency Comments Lot 161D1, 4 La Salle Lane:

Jim Loebe - No issues from transit or rec. Thank you.

Hi Amy,
Looks like a solid plan. No issues from Public Works.
Finn



PLANNING DEPARTMENT

KAYE SIMONSON, PLANNING DIRECTOR

November 29, 2021

Amy Ward, Planner
Town of Mountain Village
By email: award@mtnvillage.org

Re: Unit 22, Lot 161 D-1 Story Pole Waiver

Dear Amy,

San Miguel County staff has reviewed the request for a waiver from the story pole requirement for Unit 22 located at Lot 161D-1, which is subject to the County Settlement Agreement and Ridgeline Covenant. While the information provided in the application does not contain the level of detail provided for Lot 12, a comparison of the view studies completed for Lot 12 to Lot 22, which is located farther back from the ridge at approximately the same elevation, shows that the proposed structure will not be visible from the Eider Creek and Hillside area. Provided the proposed residence is ultimately approved and built as presented, San Miguel County has no objections to the proposed height variance. If you have any questions, please let me know.

Sincerely,

Kaye Simonson, AICP
Planning Director

cc: Amy Markwell, County Attorney



AGENDA ITEM 10
PLANNING AND DEVELOPMENT SERVICES
DEPARTMENT
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

TO: Mountain Village Design Review Board
FROM: Michelle Haynes, Planning & Development Services Director
FOR: Design Review Board Public Hearing; March 3, 2022
DATE: February 24, 2022
RE: February 22, 2018 Roofing and Village Center Design Discussion

Overview

In 2016, the Town amended the single family zone district design standards to consider modern mountain architecture and amend previously restrictive design requirements that felt outdated.

The community understood that we had yet to undertake amendments to the Village Center zone district design standards.

In early 2018, the Design Review Board and Town Council undertook a series of work sessions to discuss the Village Center design theme and possible amendments to the CDC as it related to the Village Center. Rob Rydel with Oz Architecture was commissioned to perform a few task for the Mountain Village:

- 1) He created a 3D sketch up model of the Village Center to make is simpler for developers to relate their project to the built environment 3-dimensionally. The 3D model can be found [here](#)
- 2) We commissioned drone imagery to update the topography of the Village Center to perfect the building relationships in 3-dimensions.
- 3) He provided design resort context between the Mountain Village and other resorts regionally, nationally and internationally.

After our series of worksessions, the DRB amended the roof materials section of the CDC in the Village Center to allow for a broader range of materials, rather than concrete burnt sienna roof tiles which was previously a requirement.

Due to shifting priorities, the DRB understood on a future work plan, that we would address the design standards of the Village Center inclusive of roof forms, materials, wayfinding, storefront regulations and lighting.

The Village Center is where we would most likely see Planned Unit Development applications because this type of application typically occurs with mixed use or hotbed development due to density requests and uses driving waivers and variances to the CDC. As previously explained, asking for variances and waivers through a PUD requires adequate Community Benefits and is the express purpose of a PUD. From staff perspective, understanding this is the process for PUD's, we have known that a PUD application allows for mountain modern architectural design, and variances to the Village Center design standards (like the requirement for stucco), allowing the DRB broader

design considerations specifically in the Village Center with any future application. This is understood through the perspective that town expects exceptional architecture in the Village Center, and a PUD process does not otherwise require Village Center design to adhere to every design requirement, because many of those requirements do not contribute to modern or relevant design.

ATTACHMENTS

- Exhibit A. [Live Stream of the joint DRB Town Council special meeting regarding Village Center roofing and design](#) dated February 22, 2018 - for your best resource please watch this video
- Exhibit B. A PDF of the design presentation shared at the joint meeting on 2.22.18

ANALYSIS

Rob identified the following core values in the Village Center and how we can envision the future:

- Sustainable
- Walkable
- World class resort
- skiing
- Nature centric
- Beautiful
- Family oriented

Rob recommended:

- Varied roof forms in the Village Center
- Introduction of architectural metal detail and accent
- Authentic and natural materials that are expressed in a refined way.
- Maintain the impression of warmth with new buildings with traditional (authentic) materials but in a contemporary way
- Interior lighting and glazing can appear inviting and drawing people into the building in the Village Center
- Expand beyond burnt sienna roof tiles in materials, colors that create distinctions between buildings, shows a maturing Village Center, lend to vibrancy and the uniqueness of the Village Center.
- Allow for exciting concepts in architectural design in the Village Center.
- Proposed ideas to modernize existing buildings
- Diversify new building design to assist with wayfinding in the Village Center
- Timeless, iconic, sense of destination and history of place
- Log, stucco and concrete tiles are design elements of the past.
- Stone bases are generally supported

RECOMMENDATION

Considering we have appointed new members to the DRB between 2018 and today, staff is providing context regarding the ongoing dialogue and discussion regarding Village Center design.

Village Core

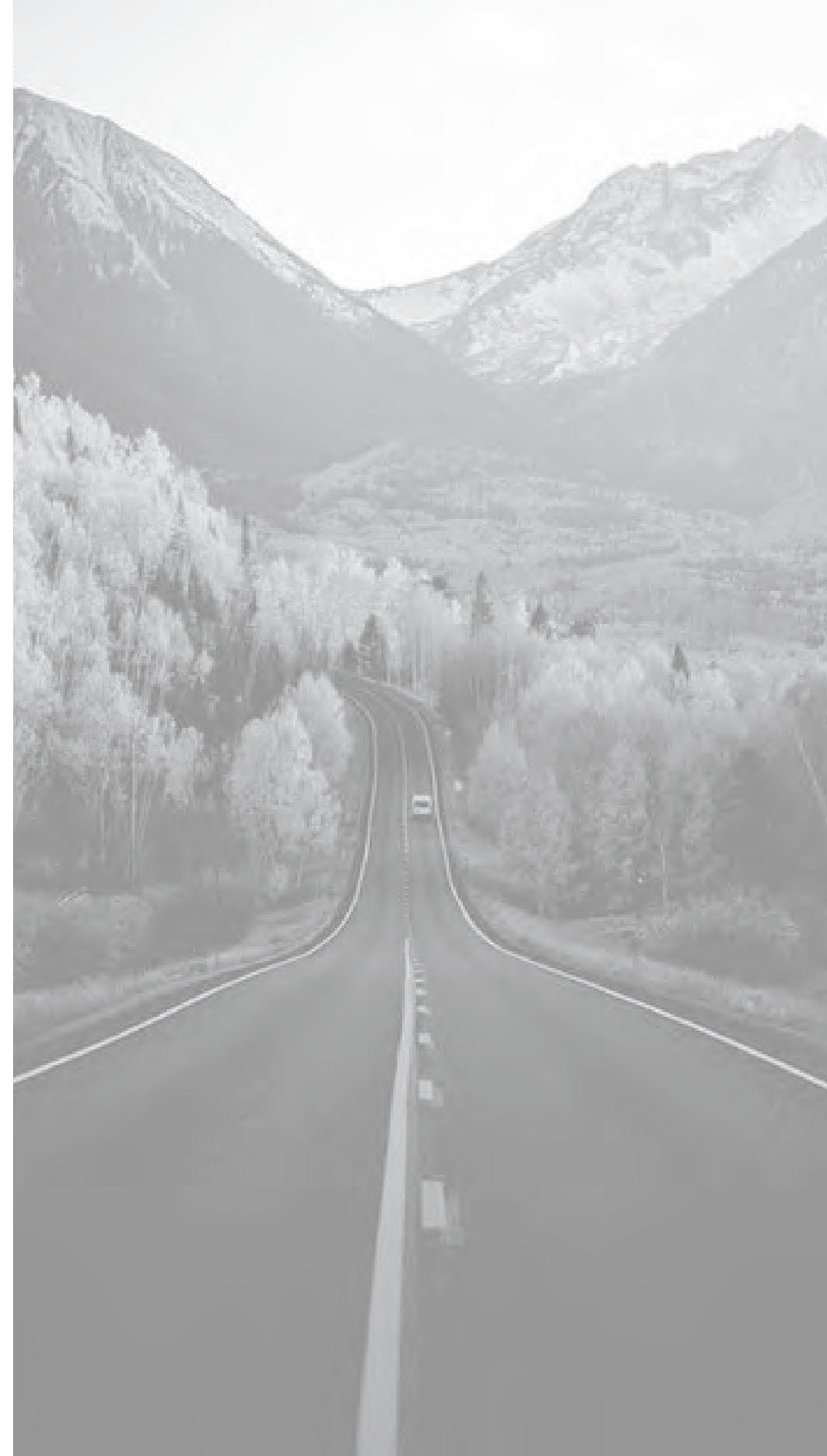
Design Discussion: Roofs and Pedestrian Experience

OZ Architecture

February 22, 2018

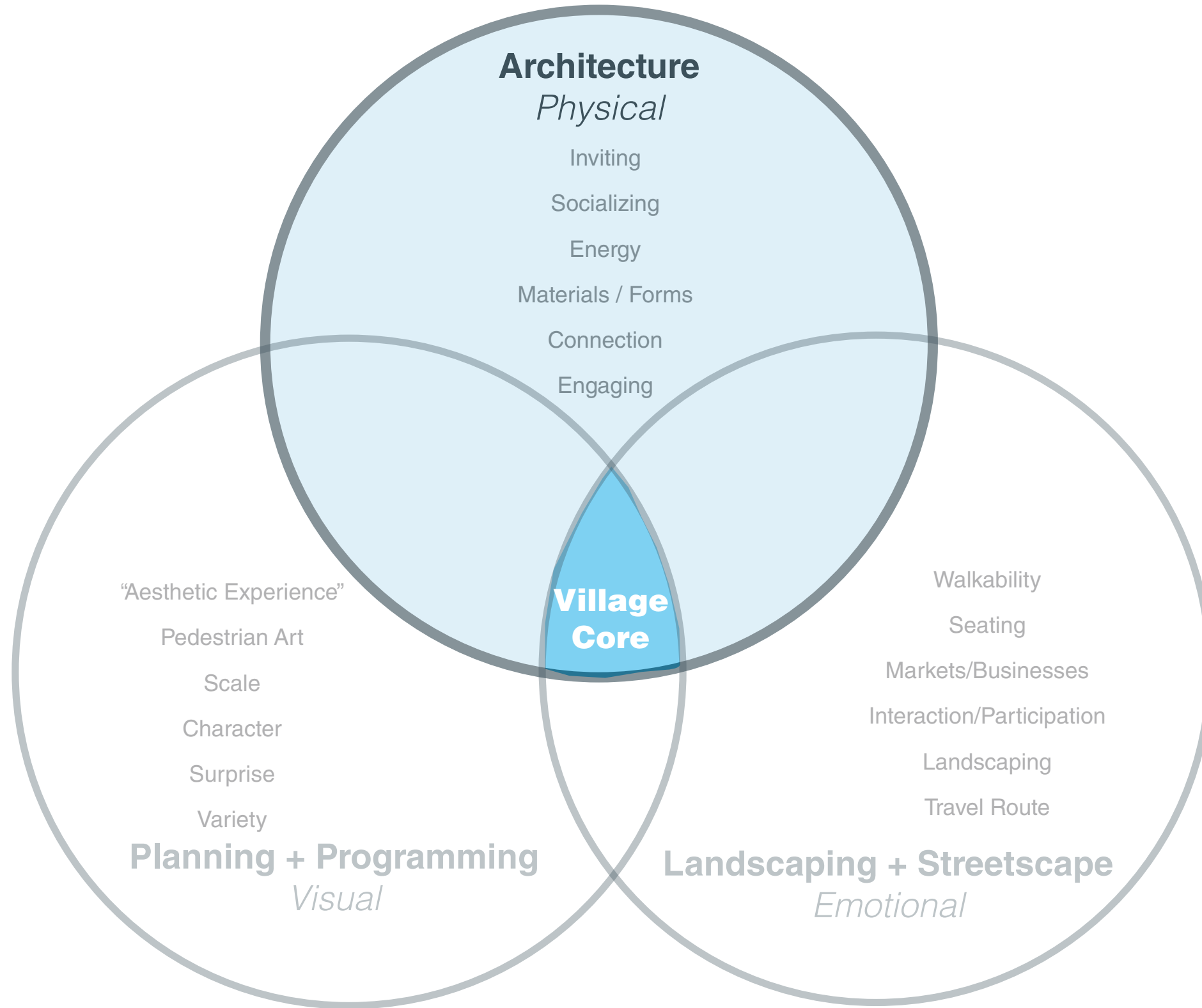


ARCHITECTURE
URBAN DESIGN
INTERIOR DESIGN



What Makes a Great Place

- Sociability
- Access & Linkages
- Uses & Activities
- Comfort & Image



Content

Chapter 1 Case Studies

- 1.1 Colorado Ski Resorts*
- 1.2 US Ski Resorts*
- 1.3 International Ski Resorts*
- 1.4 Iconic Architecture*

Chapter 2 Village Core Vision

- 2.1 Mountain Architectural Styles*
- 2.2 New Roof Forms*
- 2.3 New Roof Materials*
- 2.4 Village Core Refined Style*

Chapter 3 Existing Village Core

- 3.1 Village Core Architecture*
- 3.2 Roof Forms*
- 3.3 Roof Materials*
- 3.4 Pedestrian Experience*
 - Signage, Lighting, Wayfinding, Street Furniture*

Chapter 1 Case Studies

1.1 Regional

Vail
Aspen / Snowmass
Beaver Creek

1.2 National

Park City Utah
Northstar at Tahoe California
Jackson Hole Wyoming

1.3 National

Park City Utah
Northstar at Tahoe California
Jackson Hole Wyoming



1.1 Regional

Case Studies:
Village Core
Vail
Aspen / Snowmass
Beaver Creek





Skiable Acreage:

2,000

of Lifts:

15 Lifts

3 Gondolas

Skier Visits:

420,000 (COMP PLAN 2017)

Main Attributes:

- 4,425 Feet Vertical
- 1972 first ski lift opens
- Village Core construction 1990's
- Conference center
- Convient gondola transportation system
- Beautiful & unique setting
- Connects to Town of Telluride

Village Core





Skiable Acreage:

5,289

of Lifts:

31 Lifts
2 Gondolas

Skier Visits:

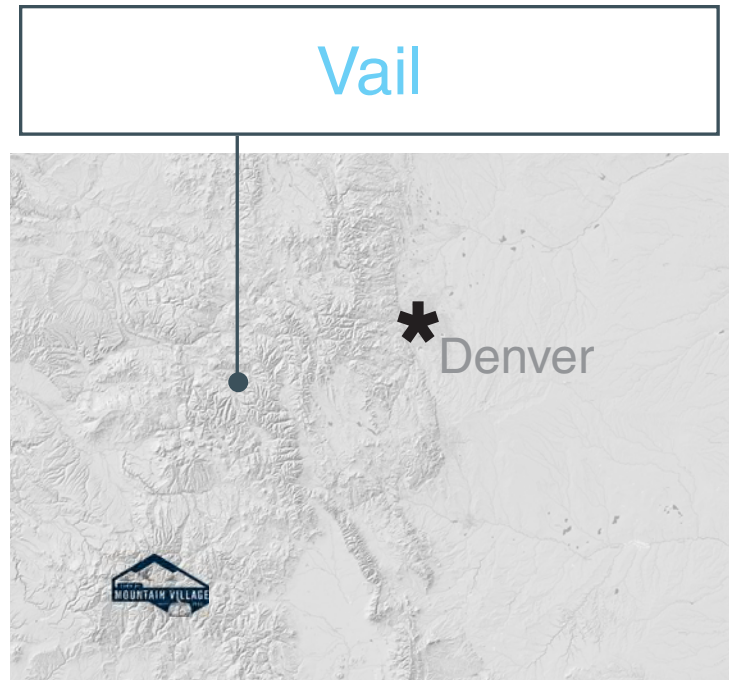
1,634,250 (2014)

Taxable Revenue 2016/17:

\$370m

Main Attributes:

- 3450 Feet Vertical
- Modeled after Bavarian Chalet Village
- Linear Village along the Valley with many "Beaches" (east, center, west)
- Benefits from year-round tourism and large local destination
- Mixes OLD and NEW architypes





Skiable Acreage:
3,362 (snowmass)

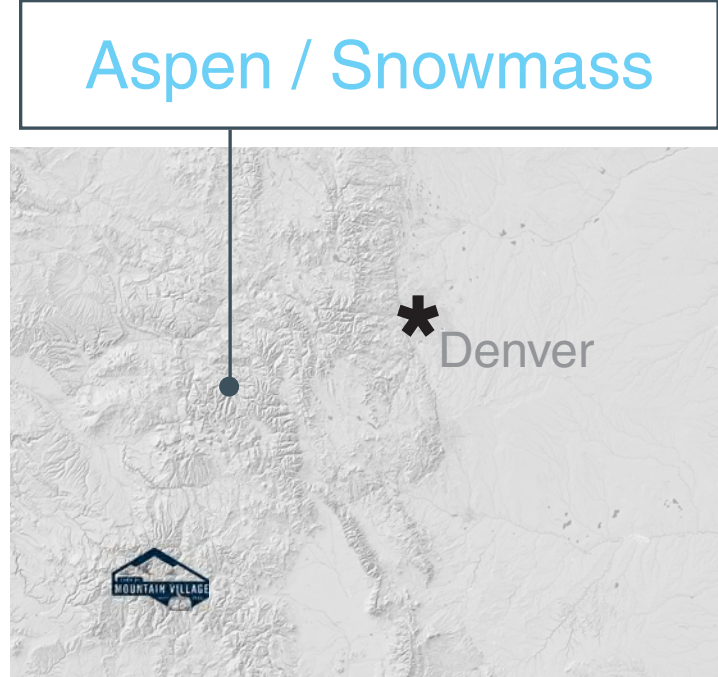
of Lifts:
17 Lifts
2 Gondolas

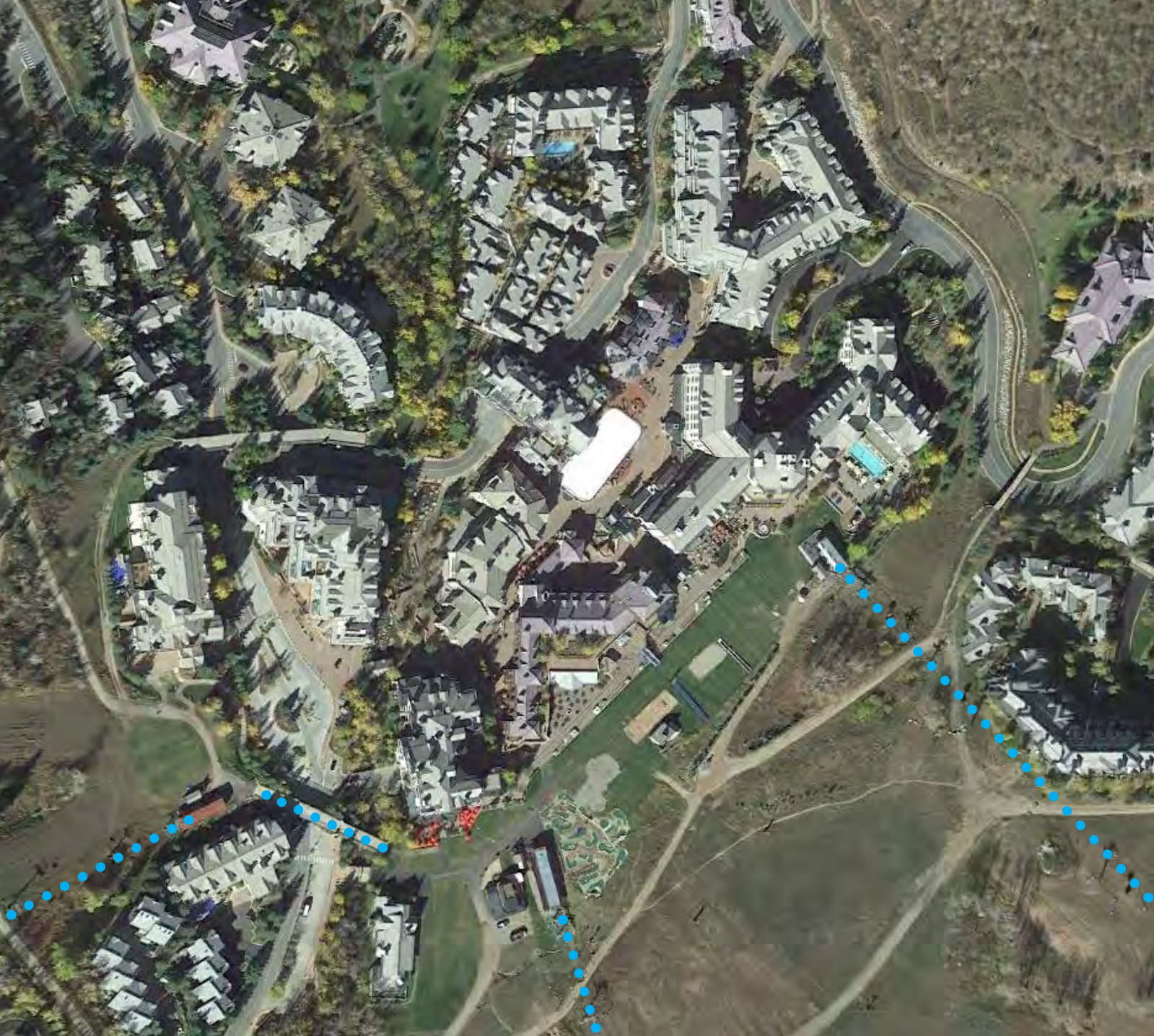
Skier Visits:
732,251 (2014)

Taxable Revenue 2016/17:
\$131m

Main Attributes:

- 4406 Feet Vertical
- 1 of 4 mountains (Aspen Mountain, Aspen Highlands, Buttermilk and Aspen Snowmass)
- 1967 five ski lifts open
- Greatest skiable acreage
- Mountain Contemporary Village growth since 1993
- Mixes OLD and NEW architypes





Skiable Acreage:

1,815

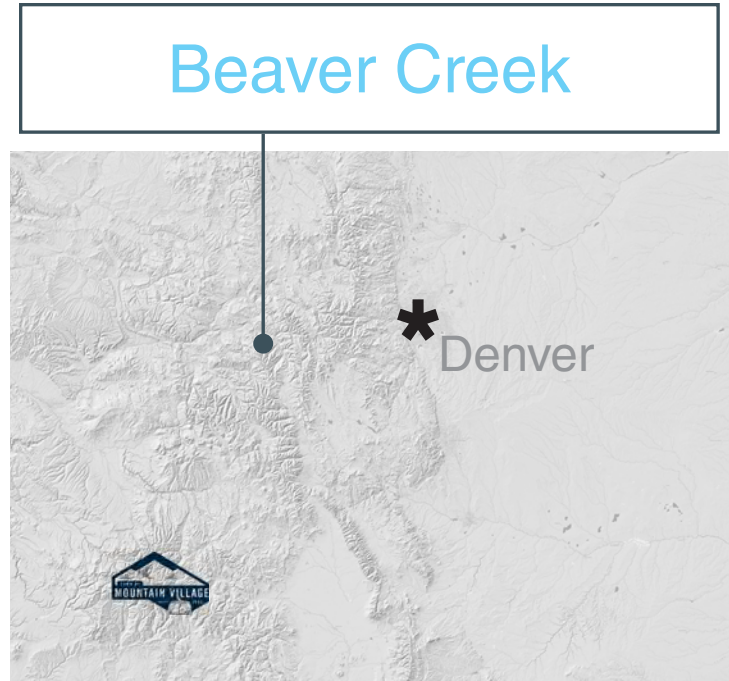
of Lifts:

25 Lifts

2 Gondolas

Skier Visits:

919,000 (2014)



Main Attributes:

- 3340 Feet Vertical
- Part of Bachelor Gulch Village, Arrowhead Village, Beaver Creek Village, and Avon = *Village to Village Experience*
- 1980 marketed first ski lift in Beaver Creek Resort
- Vilar Art Center
- Colorado Mountain Retreat architectural vision
- Similar in scale and feel to Village Core but less unique



1.2 National

Case Studies:

Park City Utah

Northstar at Tahoe California

Jackson Hole Wyoming





Skiable Acreage:

7,300

of Lifts:

41 Lifts

4 Gondolas

Skier Visits:

1,600,000 (COMP PLAN 2017)

Main Attributes:

- 3200 Feet Vertical
- Largest resort in the US
- 1963 Treasure Mountain opened
- Mining history influenced resort architecture
- Sister resort to Canyons
- Currently under going master planning and visioning

Park City Utah





Skiable Acreage:
3,170 (snowmass)

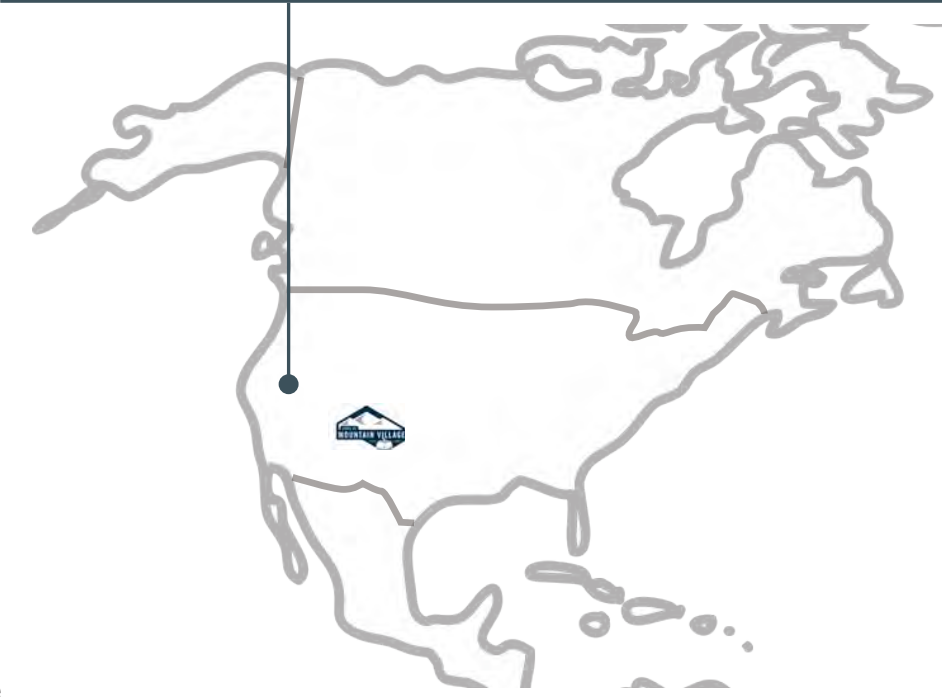
of Lifts:
20 Lifts
2 Gondolas

Skier Visits:
737,000 (2014)

Main Attributes:

- 2280 Feet Vertical
- Mountain Refined rooted in Parkitecture
- 1972 opened 5 runs, redesigned current village in 2007/2008
- Pedestrian Village with surface skier lot
- 200 miles from San Francisco

Northstar at Tahoe California



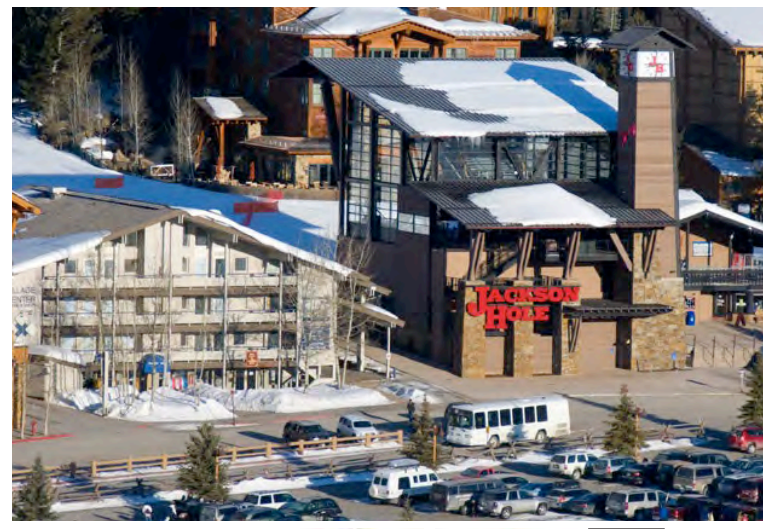


Skiable Acreage:
2,500 (Inbounds/3,000 Backcountry)

of Lifts:
11 Lifts
2 Gondolas
1 Tram

Main Attributes:
 - 4139 Feet Vertical
 - Surface lot serves the base area
 - 1960 marked first ski lift opening
 - Small base area
 - Rustic meets Modern

Jackson Hole Wyoming



1.3 International

Case Studies:

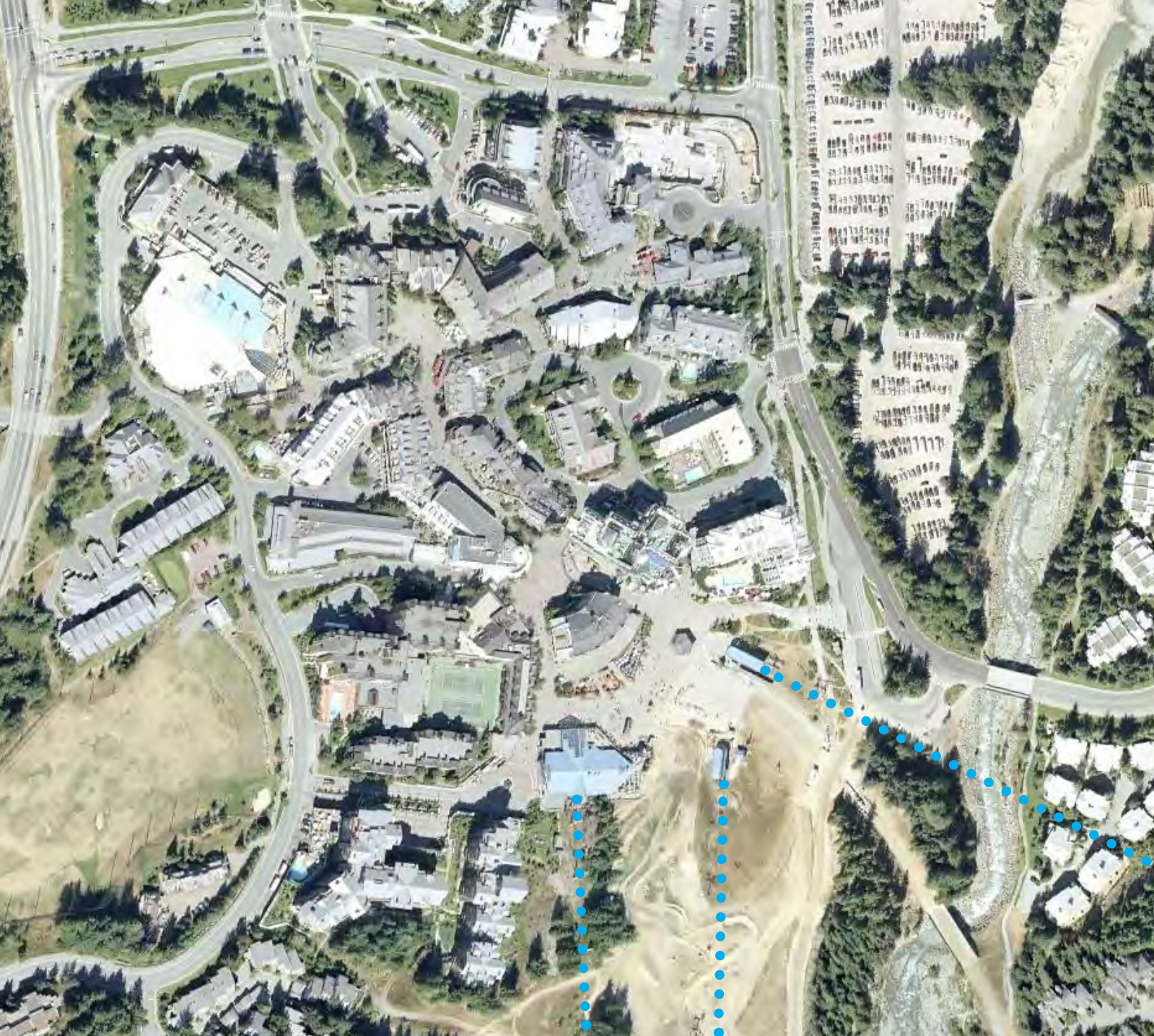
Whistler Canada

Courchevel France

St Moritz Switzerland

Chamonix France





Whistler Canada

Skiable Acreage:

4,757

of Lifts:

19 Lifts

Skier Visits:

544,000 (2014)



Main Attributes:

- 5020 Feet Vertical
- 1965 marked first ski lift opening
- 1975 First Resort Municipality in Canada
- Solar principles oriented village (winter/summer sun)
- French Chateau roof lines
- Pedestrian "winding" street from parking to "beach"





of Lifts:
63 Lifts

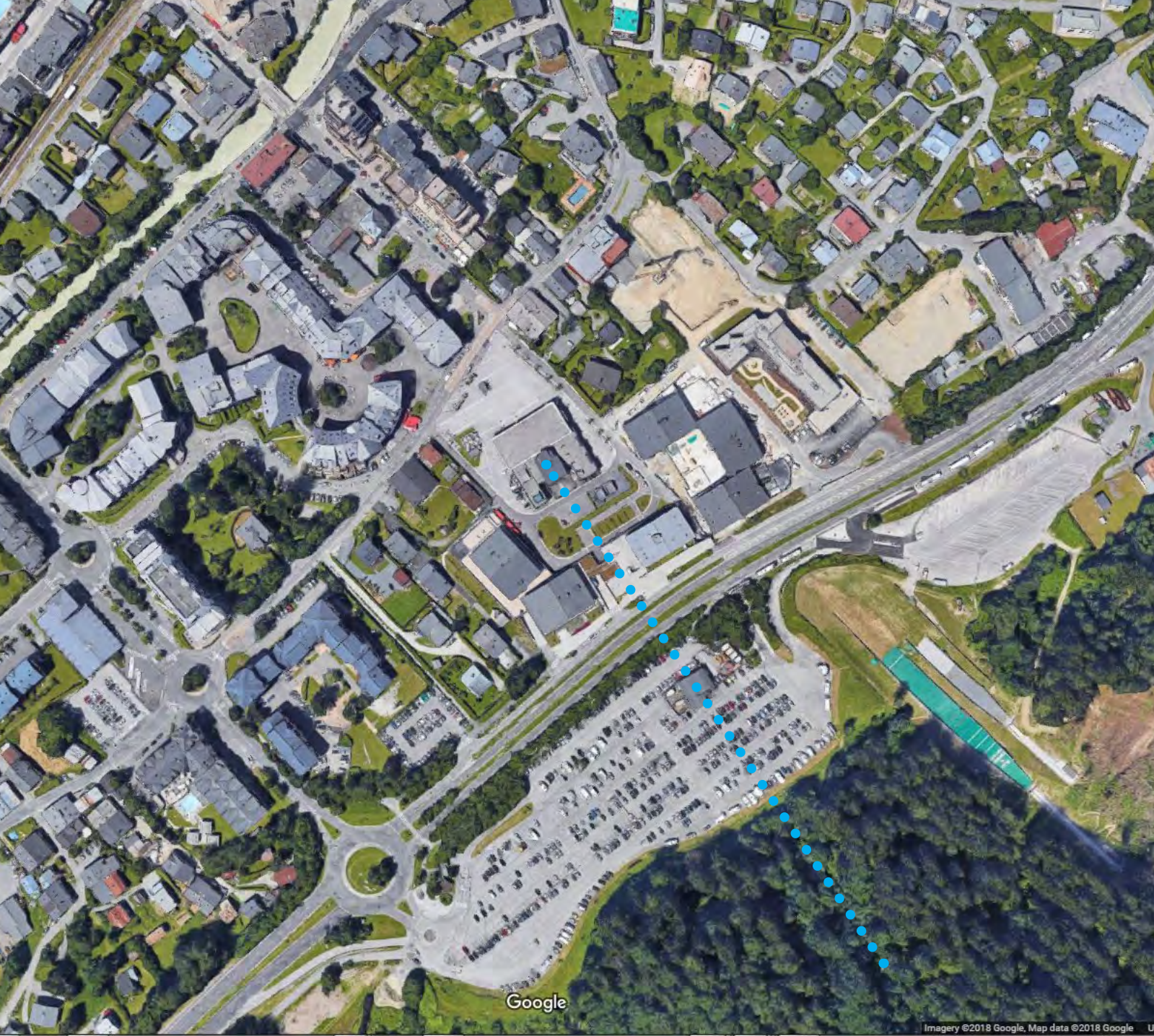
Courchevel France



Main Attributes:

- 4600 Feet Vertical
- 1942 original resort opened
- 4 satellite villages: (Le Praz 1300, Courchevel Village 1550, Moriond 1650, Highest Village 1850)
- Exclusive resort in French Alps
- French Chalet Architecture





Skiable Acreage:
30,000

of Lifts:
69 Lifts

Chamonix France



Main Attributes:

- 9,203 Feet Vertical
- 1924 Olympics Site
- One of the oldest ski resorts in France
- International destination
- Located at the base of Mt. Blanc
- 8,900 residents
- Winding streets in town offer great pedestrian experience





of Lifts:
57 Lifts

St Moritz Switzerland



Main Attributes:

- 5,160 Feet Vertical
- 1928 and 1948 Olympic site
- "Dorf" (village) and "Bad" (spa)
- At 6,090 ft elevation is one of the highest resorts
- Diverse architectural origins make this alpine town unique
- Overlooking Lake St. Moritz
- Heavy stone walls, small window openings



Chapter 2 Village Core Vision

2.1 Styles

- Alpine Chalet
- Timber Mountain
- Refined Mountain

2.2 New Roof Forms

2.3 New Roof Materials

2.4 Refined Village Core

- Identity
- Timeline
- Inspiration



2.1 Styles

Alpine Chalet Architecture

Alpine chalet style is an architectural style of Late Historicism, originally inspired by rural chalets in Switzerland and the Alpine (mountainous) regions of Central Europe. The style refers to traditional building designs characterized by widely projecting roofs and facades richly decorated with wooden balconies and carved ornaments. It spread over Germany, Austria-Hungary and Scandinavia during the Belle Époque era.

Architectural Style:

- 3:12 To 6:12 Gabled Roofs w/ Wide Eaves
- Exposed Construction Beams
- Decorative Carving And Moldings
- Balconies
- Large Windows

Materials:

- Wood Timbers
- Wood Siding
- Stone
- Shingle Roof



2.1 Styles

Timber Mountain Architecture

Timber Mountain style stays true to its natural surroundings typically. Stone and wood are the majority of materials used to capture the essence of mountain living. Gable and hip roofs are used to protect from the winter elements. Large Timbers can be seen throughout exposing and highlighting key structural design features. This style is seen throughout the mountain regions of The United States.

Architectural Style:

Architectural Style:
8:12 To 12:12 Gabled Roofs w/ Wide Eaves
Exposed Construction Beams
Balconies, Raised Decks
Large Windows

Materials:

Wood Timbers
Wood Siding
Stone
Shingle Roof



2.1 Styles

Refined Mountain Architecture

Refined Mountain style keeps certain elements of Timber Mountain, Chalet and other mountainous styles and enhances them through a contemporary lens. The addition of steel, modern roof forms and large expanses of glazing bring a new edge to this mountain style. Exposing connection details and steel beams highlight structural design elements.

Architectural Style:

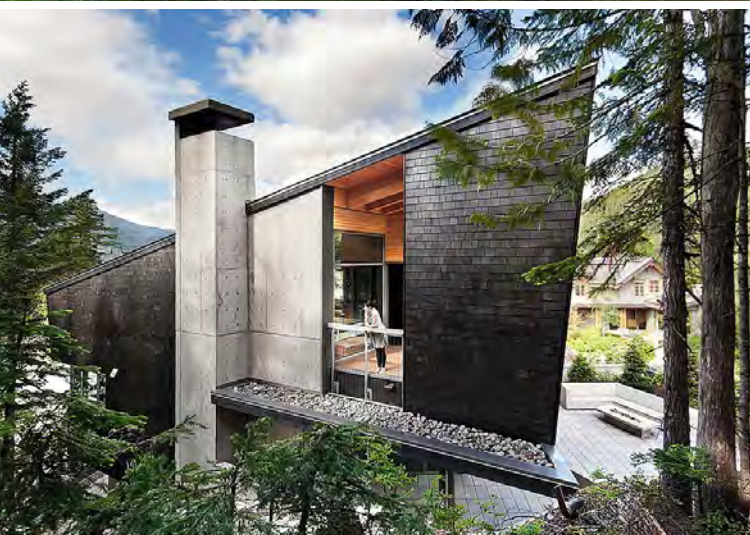
3:12 To 12:12 Gabled Roofs w/ Wide Eaves
Exposed Steel
Modern Forms
Large Windows

Materials:

Steel Structure
Wood Siding
Stone
Metal Roof
Glass



2.2 Roof Forms

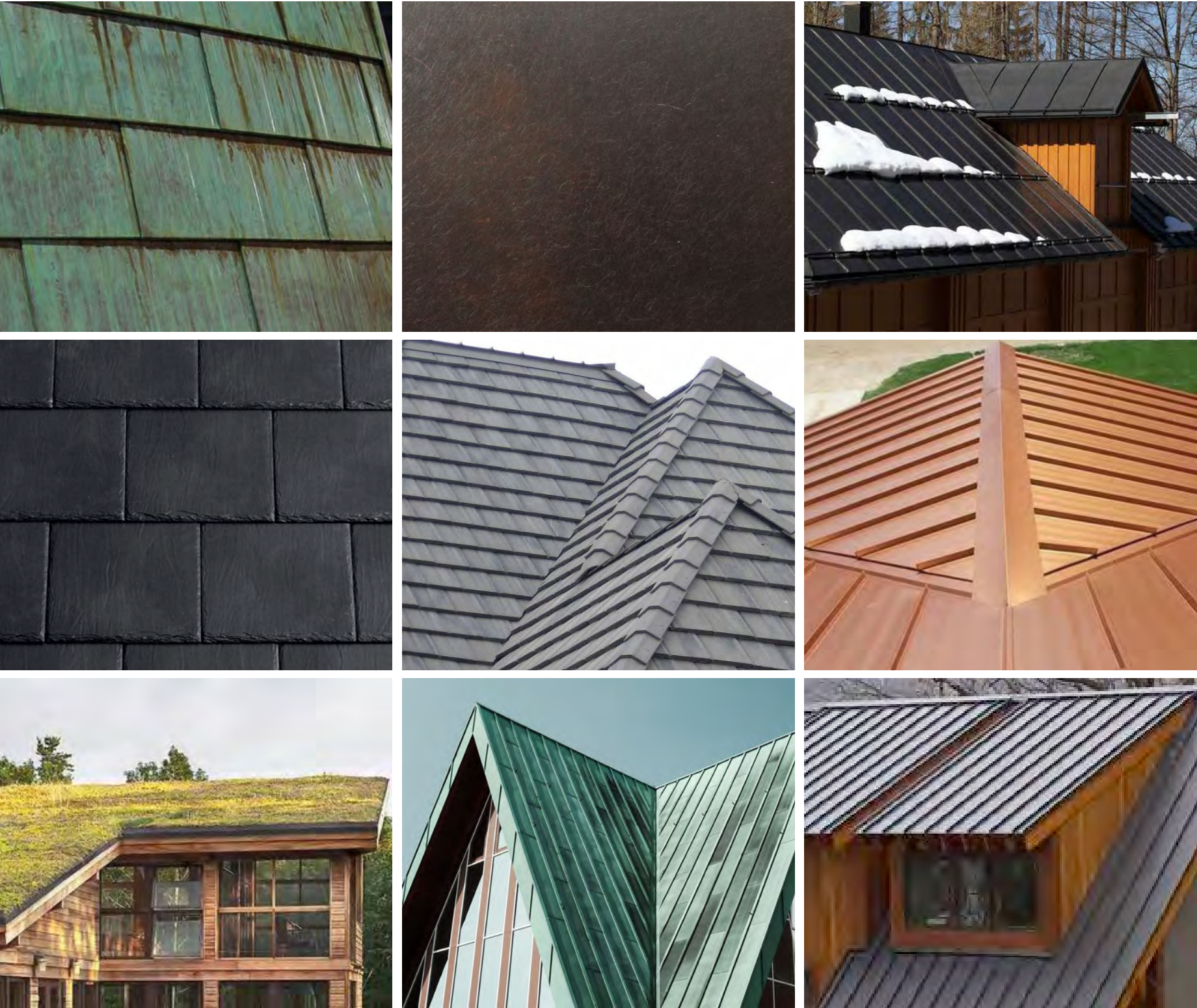


Potential Roof Forms

- Forms:
- Hip
 - Gable
 - Flat
 - Single Sloped
 - Off Center Gable
 - Zero Eave
 - Green Roof
 - 3:12 - 12:12 Slope
 - Dark Rust



2.3 Roof Materials



Potential Roof Materials

Materials: Concrete Roof Tiles
Slate
Metal
Green Roof

Colors: Light Grey
Dark Grey
Copper
Green Rust
Patina
Matte Black
Dark Rust

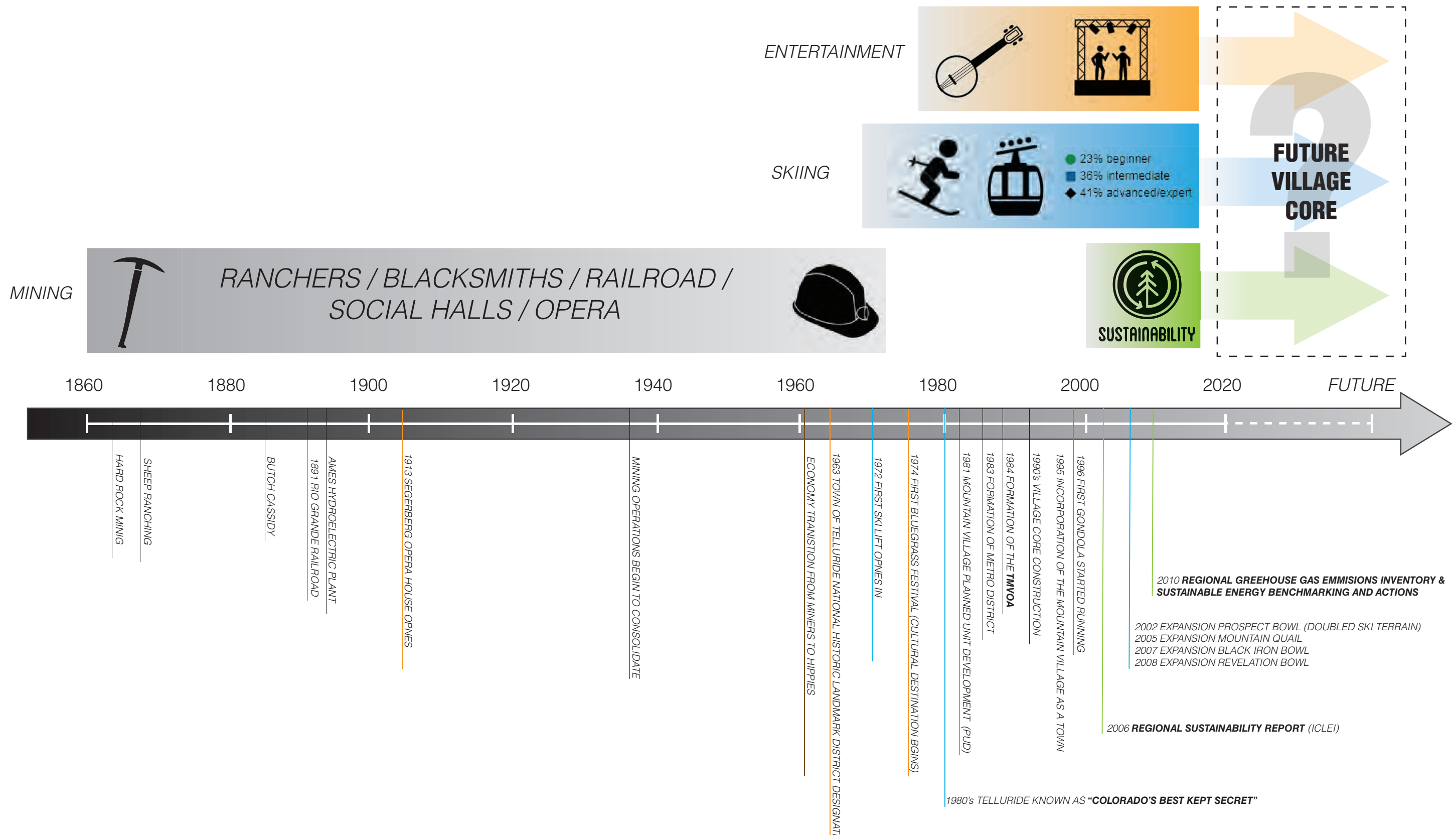
Village Core Identity



Potential

- Identity
- Beauty
- Memorable
- Variety
- Originality
- Developer Interest
- Luxury
- Timeless
- Iconic
- Destination
- History
- Nature

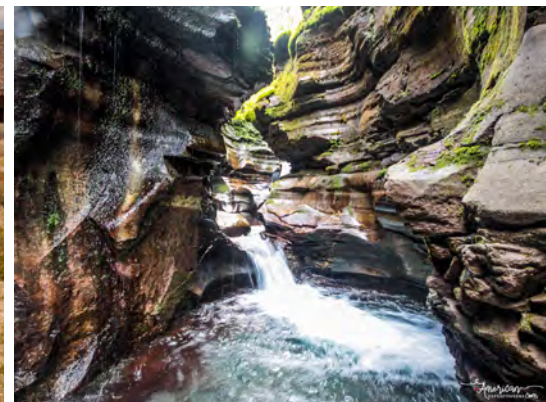
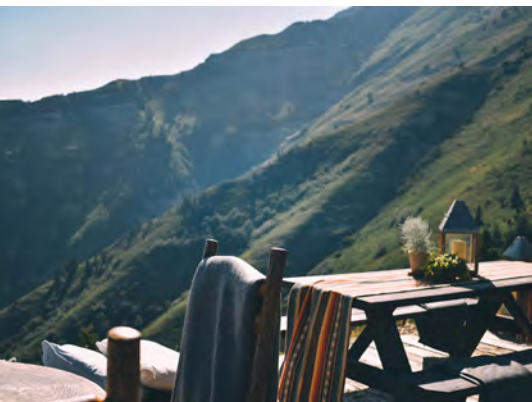
2.4 Village Core



2.4 Village Core

hard work historic wood valley waterfall
details earth craft yellow red
mining/blacksmithing
tools fire originality snow rustic green
charred steel water mountain

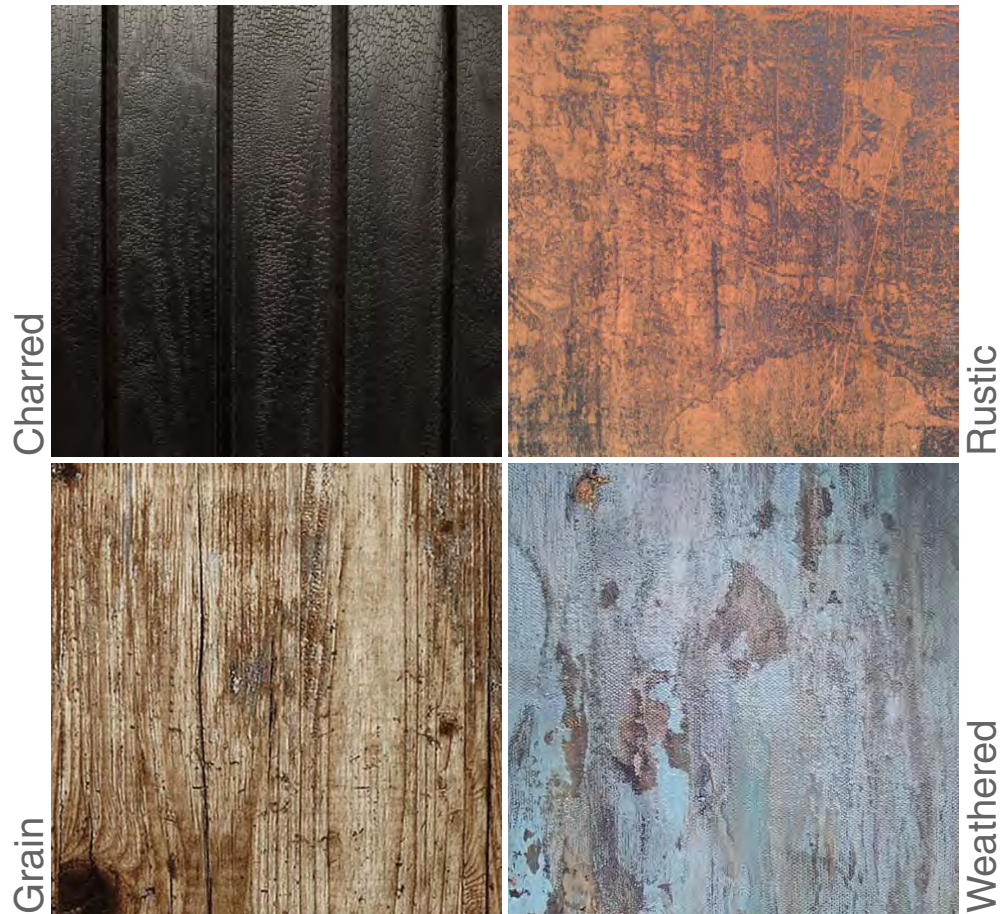
nature



world class skiing isolated
walkability nature-centric
Village Core
peaceful beauty aesthetics
resort family

Refined Concept

Aged Character



Refined Lines

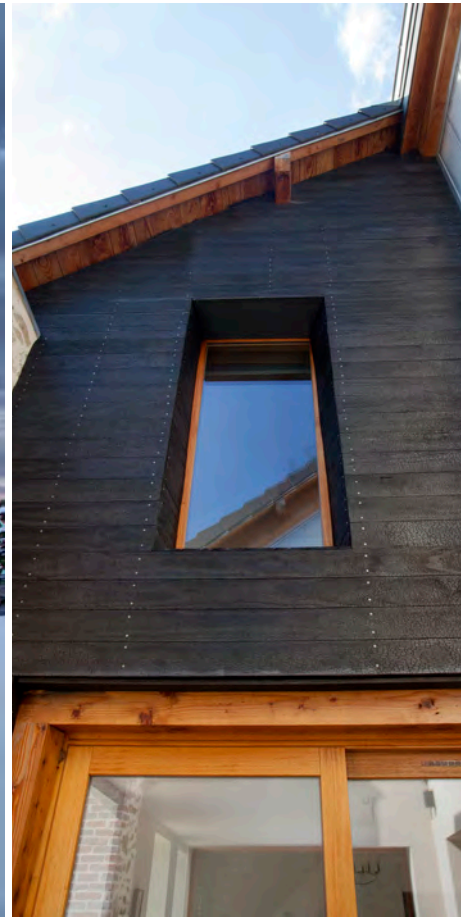


Authenticity

Luxury

2.4 Village Core

Refined Mountain Inspiration



2.5 Village Core

Refined Mountain Inspiration



2.5 Village Core

Refined Mountain Inspiration



Chapter 3 Existing Village Core

- 3.1 Aerial
- 3.2 Mountain Village Architecture
- 3.3 Roof Forms
- 3.4 Roof Materials
- 3.5 Pedestrian Experiences (3 Levels)
 - Signage, Lighting, Wayfinding, Street Furniture







Skiable Acreage:

2,000

of Lifts:

15 Lifts

3 Gondolas

Skier Visits:

420,000 (COMP PLAN 2017)

Main Attributes:

- 4,425 Feet Vertical
- 1972 first ski lift opens
- Village Core construction 1990's
- Conference center
- Convient gondola transportation system
- Beautiful & unique setting
- Connects to Town of Telluride

Village Core



3.1 Architecture

Village Core Architecture

Current Town of Mountain Village Architecture is within the Alpine/ Mountain vernacular. Per the Design Guidelines:

“Design should embrace nature, recall the past, interpret our current time, and move us into the future while respecting the design context of the neighborhood surrounding site. Materials should reflect the natural environment, wood, stone and metal. Colors should blend with nature. Massing is simple in form and steps with the natural topography.”



Architectural Style:
3:12 To 6:12 Gabled Roofs w/ Wide Eaves
Exposed Construction Beams
Mountain Aesthetics

Materials:
Wood Timbers
Stucco
Stone
Concrete Tile Roof
Metal Roof

The Peaks Resort and Spa

Telluride Conference Center

Village Creek

Madeline

Granita

Inn at Lost Creek

Blue Mesa Lodge

Blue Mesa Condos

Belvedere



zone 3

zone 2

zone 1



Shirana

Westemere

The Palmyra

Centrum



Conference Plaza

Le Chamonix

Franz Klammer Lodge

Heritage Crossing

Heritage Plaza

Gondola Plaza

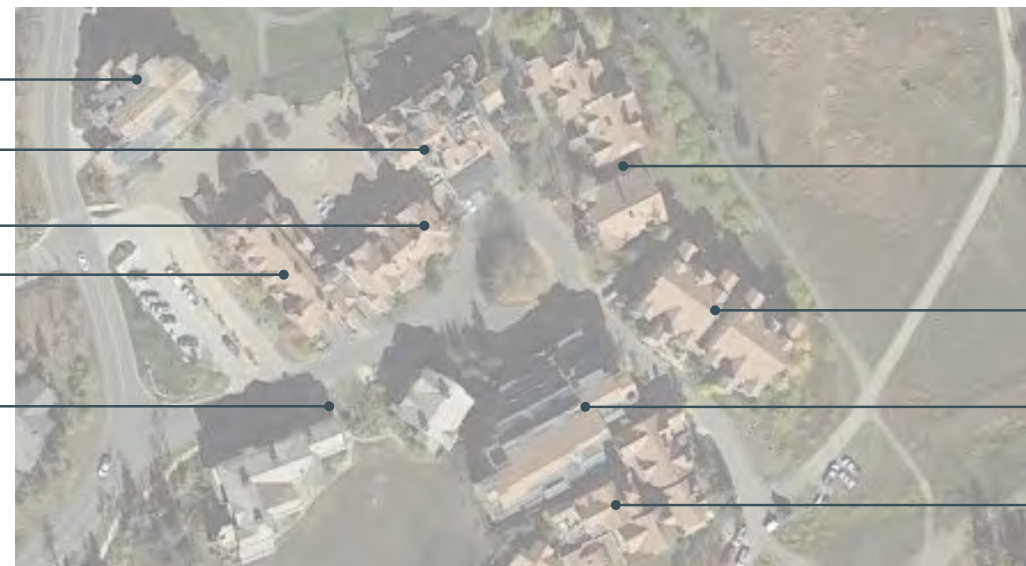
The Plaza Building

Ice Rink

Arrival Plaza

Columbia Place

Skiers Plaza



Kayenta

Dakota Place

Lumiere

Telemark

3.2 Roof Forms

Existing Roof Forms

- Hip
- Gable
- Barrel
- 3:12 - 6:12 Slope

Design Guidelines

17.5.6 Building Design

C. Roof Form

1. Roof Design Elements

Composition of multiple forms that emphasize sloped planes, varied ridgelines and vertical offsets

Dormers may be included to add interest and scale to major roof areas...

The DRB may require long ridgelines to be stepped to avoid long spans of unbroken ridges when such elements are not in proportion to the design and scale of the building...

Roof ridgelines shall step with the topography of the site following the stepped foundations.



3.3 Roof Materials

Existing Roof Materials

Materials: Primary - Concrete Roof Tiles
Secondary - Metal Seam/Shingle (Copper)

Colors: Primary - Burnt Sienna
Secondary - Copper Patina

Design Guidelines

17.5.6 Building Design

C. Roof Form

3. Roof Material

All roofing material shall be of a type and quality that will withstand high alpine climate conditions.

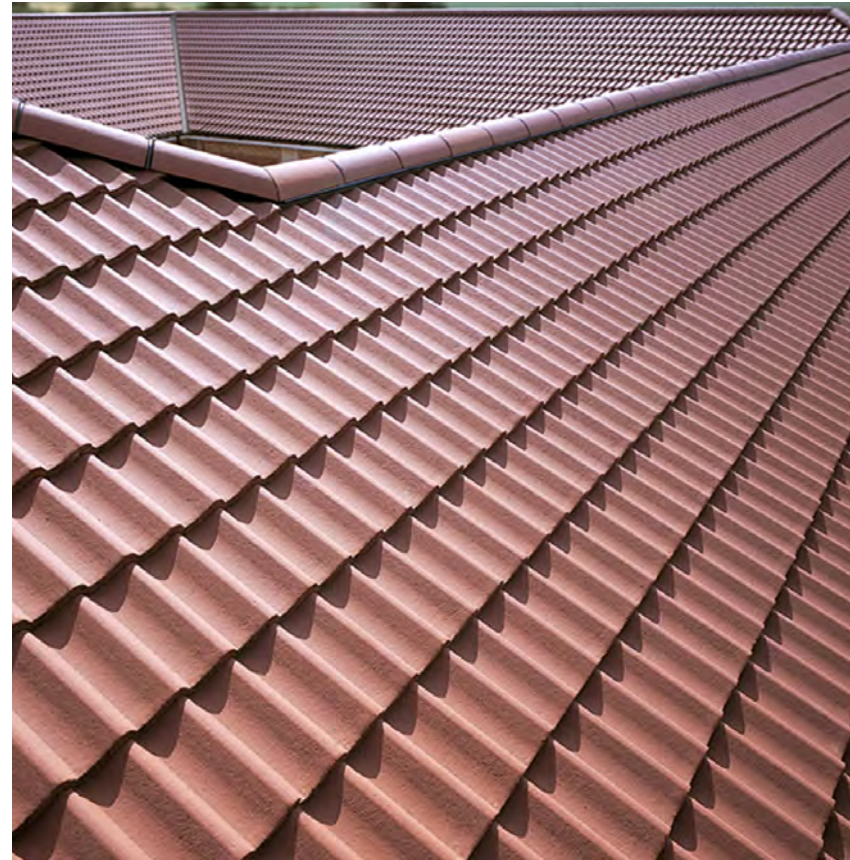
Permitted roof material outside the Village Center include:

- i. Rusted, black or gray standing seam or corrugated metal
- ii. Zinc
- iii. Minimum 1/2" slate
- iv. Synthetic materials that have been approved by the DRB...

Village Center roofing material shall be concrete tile or synthetic materials that emulate concrete tile of the color burnt sienna except for special copper accent roofs that shall require specific approval of the DRB

The following roofing materials may be approved by the DRB...

- i. Copper
- iii. Galvanized corrugated or standing seam metal (not rusted or reflective)
- iii. Synthetic material that accurately emulates wood shake, concrete and slate tile





Title 17 COMMUNITY DEVELOPMENT CODE

17.3.4 Specific Zone District Requirements

H.4. Plaza Level Use Limitations.

a. Limitations:

i. The following are the only uses permitted to be fronting onto the plaza level in a primary plaza area or a primary pedestrian route:

- (a) Retail Stores and establishments;
- (b) Restaurants and bars
- (c) Multi-family or mixed-use entrance areas and lobbies

ii. No offices or dwelling unit shall be operated or located in a plaza level space that is fronting onto a primary plaza area or primary pedestrian route...

17.5.9 Landscaping Regulations

D. General Landscaping Design Requirements

1. Paths and Walkways

b. Village Center and Village Center Subarea Plan Development

i. As the town grows and establishes primary pedestrian circulation systems, it is imperative that all building development relates to proposed or existing exterior pedestrian flows and spaces within the plaza areas. Building frontage shall contain and direct pedestrian circulation in a continuous, uninterrupted sequence.

ii. Semi-Private outdoor spaces, such as restaurant patios and courtyards, shall be located and designed to reinforce pedestrian circulation...

iv. The scale of pedestrian areas shall be kept intimate with great care and attention given to materials and detailing. Special pavers, hardware, fountains and landscaping shall be emphasized. Distance between buildings and widths of public areas all vary with narrow passages leading to courtyards and secondary plazas.

2. Walls, Fences and Gates

a. Walls, fences and gates shall only be used to enclose private spaces, garden areas, dog areas, planting beds or service areas.

3.4 Existing Pedestrian Experience

17.5.12 Lighting Regulations

B. Limited Exterior Lighting: The basic guideline for exterior lighting is for it to be subdued, understated and indirect to minimize the negative impacts to surrounding lots and public rights-of-way. The location of exterior lighting that meets the requirements of this section shall only be allowed at:

1. Buildings where Building Codes require building ingress and egress doors
2. Pedestrian walkways or stairs
3. Plaza areas and other public areas where lighting is required
4. Deck or patio areas...

C. Prohibited Lighting

1. Architectural lighting
2. Landscape lighting...

17.5.13 Sign Regulations

A. Purpose and Intent: The purpose of the Sign Regulation is to preserve the town as a desirable community in which to live, vacation and conduct business and to create a pleasing, visually attractive built environment...

1. Enhance the attractiveness and economic wellbeing of the town as a place to live, vacation and conduct business
2. Address community desire to provide a high quality tourist experience and retain the town's premier status in an increasingly competitive resort market...

17.5.15 Commercial, Ground Level and Plaza Area Design Regulations

A. Plaza Use Design Regulations

1. Purpose and Intent: The exterior surface uses of the plaza areas shall be carefully designed for the enjoyment of the public and outdoor dining and seating areas... and other plaza uses contributing to the character and feel of the plaza areas...

6. Outdoor Dining and Seating Area Standards: The size, quantity and location of the outdoor dining and seating area shall be relative to the size of the business establishment, and its frontage and the immediately adjacent plaza area

B. Storefront Design

1. Storefront Design

a. Commercial frontages shall create an identity for the activity within the commercial space while contributing to a visually exciting and cohesive plaza scene. Individual tenant frontages shall have expressive and imaginative design within the overall architectural context of the associated building...

b. Development and redevelopment within the Village Center shall create pedestrian interest through the articulation of architectural features such as bay windows, balconies, arcades and dormers.

The ground or pedestrian level shall be defined with textural elements and color that strengthen the scale and character of the resort.

c. Window boxes and hanging baskets shall be incorporated into design to add color, life and dimension to building fronts and window definition...

d. Details of the storefront... shall be fabricated from quality materials such as brass, copper, bronze, hardwoods and etched or leaded glass

e. Retail, commercial storefronts shall be clearly distinguishable from upper floors of a building.

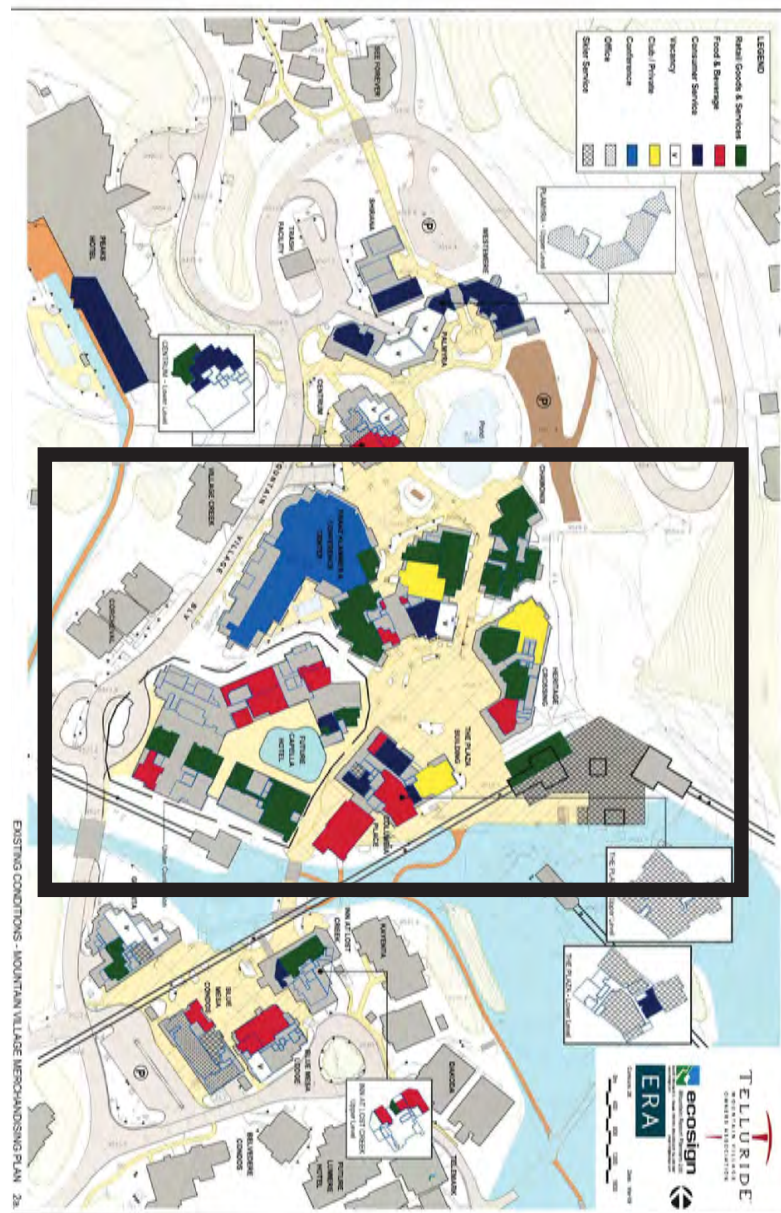
2. Color Selection: While overall building color palettes are encouraged to be muted tones taken from natural surroundings, the storefronts shall use rich and expressive colors that stand out from their background. These storefront facades shall be designed as distinct individual entities that relate to the business and are distinguished by architectural detail and creative application of color.

3.3 Existing Pedestrian Experience



3.3 Existing Pedestrian Experience

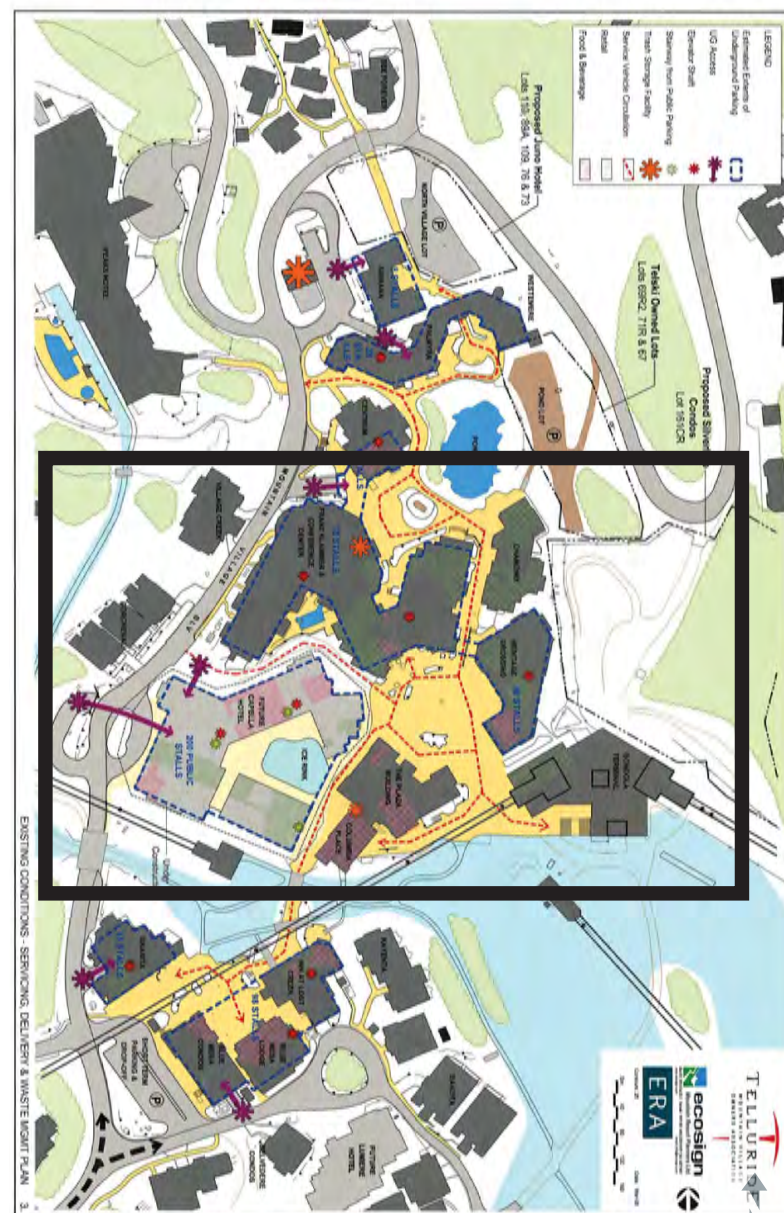
TMVOA Phase 1b Village Revitalization Strategy 2008



Pedestrian Experience - Ground Floor Uses

EXISTING CONDITIONS - MERCHANDISING PLAN (2008)

- Food & Beverage
- Retail
- Club/Private
- Concierge Service



Pedestrian Experience - Circulation

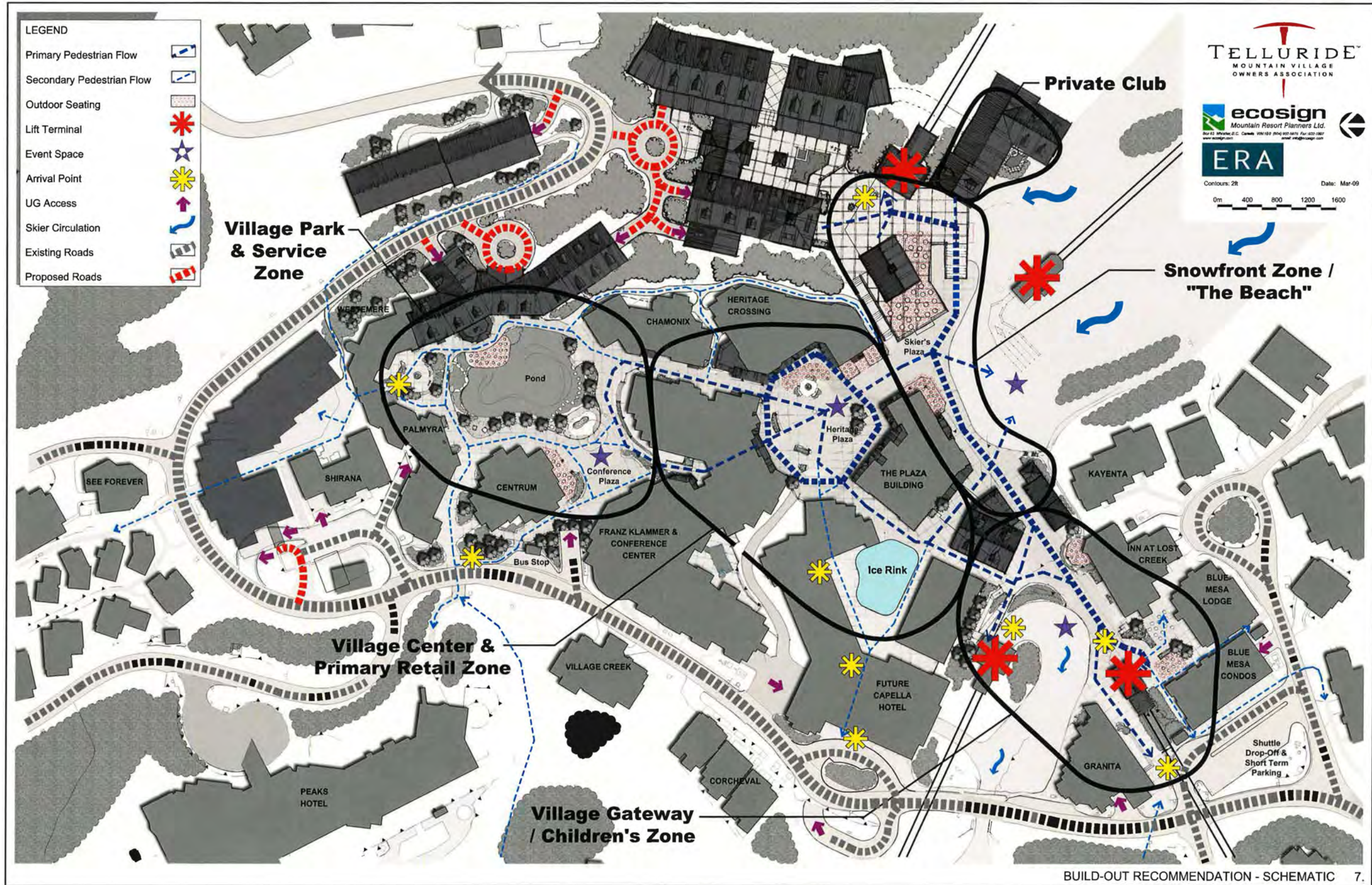
EXISTING CONDITIONS - SERVICE, DELIVERY, WASTE MNGT (2008)

- Conference Center



3.3 Existing Pedestrian Experience

Pedestrian Experience - Build Out Recommendation - Schematic (2008)



What Makes a Great Place

- Sociability
- Access & Linkages
- Uses & Activities
- Comfort & Image

